



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, September 17, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Public Comment**
- C. GEHS Director's Report**
- D. Approval of Minutes**
 - 1) Approval of the Minutes from the August 20, 2026, Regular Meeting of the Historic Preservation Commission
- E. Old Business**
- F. New Business**
 - 1) Public Hearing - Landmark Nomination Application for 345 N. Montclair Avenue
- G. Chairman's Report**
- H. Trustee's Report**
- I. Staff Report**
- J. Reminders**
- K. Adjourn**



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/17/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-
710)**

DOC ID: 2026-710

Approval of the Minutes from the August 20, 2026, Regular Meeting of the Historic Preservation Commission

Statement of the Issue:

Minutes from the August 20, 2026, Regular Meeting of the Historic Preservation Commission.

Analysis:

Minutes from the Regular Meeting of the HPC include the preliminary approval for a Landmark Alteration for 253 Anthony Street.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review for clarity and accuracy, and approve.

Attachments:

1. August 20, 2026 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
August 20, 2026
7:00PM
Glen Ellyn Civic Center

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: August 20, 2026
Called to Order: 7:00 p.m.
Adjourned: 8:02 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Absent
Zak Wilson	Commissioner	Present
Also Present:		
Jordan Frahm	Associate Planner	
Kelley Kalinich	Village Trustee	
Elisa Pollina	Recording Secretary	
Public Present:		
Jake McLain	253 Anthony	
Ian Dawson	GE resident	
Anne Gould	609 Newton Avenue	

A. CALL TO ORDER

The August 20, 2026 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center.

B. GEHS DIRECTOR'S REPORT – Dan Schoeneberg, Executive Director of the Glen Ellyn Historical Society, provided several updates. He highlighted several upcoming Historical Society programs, including a presentation on the history of Civil War newspapers on Saturday, August 29, 2026; a historical performance by Terry Lynch portraying James Madison on Saturday, September 12, 2026; and the annual Pioneer Days event on Sunday, September 27, 2026, from 1:00 p.m. to 5:00 p.m., featuring tavern tours and activities for children.

He announced that the Historical Society is developing a project to conduct ground-penetrating radar surveys around the historic tavern site to identify potential archaeological features.

He also invited the community to visit the Historical Society's current exhibit exploring the historical impact and interpretation of the Declaration of Independence.

C. PUBLIC COMMENT - Ann Gould, a Glen Ellyn resident, addressed the Commission regarding the timing of the Village's zoning code updates and historic preservation initiatives. She expressed concern that the Strategic Plan and zoning code update could prioritize accelerating commercial development, while updates to the Architectural Appearance Commission (AAC) appearance guidelines and architectural resources are not scheduled until 2029. Gould cautioned that this timing could result in significant downtown development occurring before important historic resources are adequately documented or protected. She emphasized the importance of preserving the character of the downtown area and encouraged the Village to consider expediting these preservation-related initiatives.

Gould also asked for clarification regarding the review requirements for properties located within a historic district compared with individually landmarked properties. Staff Liaison Frahm explained that exterior alterations to individually landmarked properties are subject to the applicable HPC review process. Commissioner Lemme asked about the process if a property owner wanted to demolish a building and the HPC did not approve the request. Frahm explained that the matter would proceed to a public hearing and ultimately be presented to the Village Board for consideration. Gould then asked whether modifications to a building located within a historic district would require HPC review only if the property was individually designated as a landmark. Frahm indicated that this was the case. Gould requested additional clarification, and Frahm stated that he would review the Village Code and revisit the requirements.

Ian Dawson, a Glen Ellyn resident, thanked the Historic Preservation Commission and Associate Planner Jordan Frahm for the smooth administration of the Historic Preservation Incentive Grant Program. He confirmed that he received his reimbursement check earlier in the week.

Dawson also provided an update on his ongoing architectural research for the Glen Ellyn Historical Society. He reported that he has successfully documented and verified his 17th local historic property, with a goal of identifying and documenting up to 20 historic properties by the end of the calendar year.

Dawson also mentioned a pending state legislative proposal that has been under consideration by an Illinois select committee for approximately one year (Illinois Senate Bill #1862). He explained that the proposed legislation would provide a property tax reduction, potentially reducing state property tax obligations to zero, for long-term residents of qualifying historic properties. Discussions surrounding the proposal have included a potential 30 to 50-year continuous residency requirement.

D. APPROVAL OF MINUTES FROM June 18, 2026 and July 16, 2026 – Commissioner Lemme motioned to approve the minutes from June 18, 2026 and July 16, 2026 as amended; Commissioner Margetts seconded the motion. The motion unanimously passed.

E. OLD BUSINESS - None

F. NEW BUSINESS

1. Landmark Alteration – Preliminary Determination for the Property at 253 Anthony Street. Associate Planner Frahm presented the landmark alteration request for 253 Anthony Street, a front-gable cottage home owned by Jake and Emilie McLain. He provided background on the property, noting that the home was constructed between 1890 and 1910 and was designated a Village Landmark in October 2013.

The homeowners are proposing a two-story addition to the rear of the home that would expand the existing foundation footprint by approximately 437 square feet. The Zoning Board of Appeals previously recommended approval of a setback variance, allowing the addition to be located 6 feet 9.6 inches from the detached garage, rather than the required 7 feet.

The proposed addition includes LP SmartSide engineered wood lap siding on the lower walls, with LP shake siding accents on the dormers and gables. The applicants intend to preserve the existing front façade and front porch without alteration.

The HPC reviewed the architectural plans and photographs, with particular attention to how the proposed siding would transition from the existing historic materials to the addition. The homeowner explained that the home currently has individual cedar shake siding on the front and sides, with small sections of lap siding around the front porch. Under the initial proposal, the existing cedar shake would remain on small portions of the front corners and transition directly into the proposed engineered lap siding along the east and west elevations.

Commissioner Wilson expressed concern that leaving small, isolated sections of cedar shake on the front corners could appear visually disjointed and suggested extending the lap siding continuously around the home to create greater architectural unity.

Homeowner Jake McLain explained that the design was intended to avoid altering the historic front façade but stated that he and his wife were open to incorporating modifications recommended by the HPC.

The HPC also discussed the proposed use of LP SmartSide rather than natural cedar. Jake McLain explained that using natural cedar would increase the project cost by approximately 20% and would require additional long-term maintenance, including painting and addressing potential mold issues. The Commission noted that the Historic Preservation Incentive Program offers matching grants of up to

\$10,000, which could potentially help offset the additional cost of using natural cedar. However, the homeowners would need to delay the project until they could apply for and receive grant approval. The homeowner expressed a preference to proceed with the LP SmartSide material, citing the extensive planning already undertaken for the project and the material's durability.

Commissioner Darga motioned to recommend preliminary approval of the landmark alteration at 253 Anthony Street as presented. Commissioner Leak seconded the motion. The motion passed 5–1, with Commissioner Wilson voting in opposition.

G. CHAIRMAN REPORT – No report

H. TRUSTEE’S REPORT – Trustee Kalinich provided several Village Board updates. Kalinich reported that the property owner of 644 N. Main Street has appealed the Commission’s July decision denying a retroactive Historic Preservation Incentive Program grant. The appeal has been placed on the Village Board’s August 24, 2026, meeting agenda as a non-consent item to allow for discussion by the full Board.

Commissioners expressed surprise regarding the appeal, noting that the homeowner had previously indicated that he would accept the HPC’s decision. Kalinich encouraged Commission members who participated in the original review to attend the Village Board meeting, noting that their firsthand knowledge of the application and decision would be helpful in responding to any questions from the Trustees.

Kalinich reported that the Village will soon begin its 2027 budget planning process. She asked the Historic Preservation Commission to review current and anticipated incentive program expenditures and prepare its 2027 funding request for discussion at the September meeting. She noted that the Commission could continue the discussion into October, if necessary, before finalizing its request.

Kalinich also encouraged the Commission to consider funding requests for additional historic preservation initiatives, including the possibility of hosting a local historic preservation event similar to those held in previous years.

She further requested that Associate Planner Jordan Frahm maintain a comprehensive record of incentive grant awards, payments, and pending project timelines to assist the Village Board in evaluating future budget allocations.

I. STAFF REPORT – Frahm mentioned he would follow up on the door replacement at the Civic Center.

J. ADJOURNMENT– Commissioner Darga motioned to adjourn the meeting and Commissioner Margetts seconded the motion. The meeting was adjourned at 8:02 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/17/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2026-711)**

DOC ID: 2026-711

Public Hearing - Landmark Nomination Application for 345 N. Montclair Avenue

Statement of the Issue:

Peter and Paulina Noell, the owners of a colonial revival home located at 345 N. Montclair Avenue, built c. 1926, seek to include the home in the Village of Glen Ellyn's Village Landmark program.

Analysis:

The petitioners, Peter and Paulina Noell, are seeking Landmark status for their home at 345 N. Montclair Avenue. The robust application by Benjamin Historic Certifications explains in detail the preservation of this example of early 20th century architecture at a time when Glen Ellyn was developing into a more modern commuter suburb. The attached report also elaborates on past homeowners, including Charles Flint, who had some renown as an inventor (see storm window patent, p. 21, 24).

Rectangular massing, side gable roof, symmetrical front facade with double-hung windows, balustrade roof, and square piers are emblematic of the Colonial Revival style that was so popular as a patriotic and classic American form that was popular well into the mid-century. The home was constructed in Glen Ellyn at the peak of the style's popularity, at a time when Glen Ellyn's suburbanization was accelerating. The home's centered front door, painted wood shingle siding, accentuated gabled roof with dentil eaves, prominent front porch with panel columns, and consistent detailing across both primary and secondary facades are some of the best examples of the property's architectural historical integrity.

The applicants seek landmark nomination on the basis of four criteria:

1. Condition B - Its integrity of location, design, materials and workmanship make it worth of preservation or restoration;
2. Condition C - Its value as an example of the architectural, cultural, economic, historic, or social aspect of the heritage of the Village of Glen Ellyn;
3. Condition D - Its distinguishing characteristic of the architecture is inherently valuable for the study of a time period, property type, or method of construction; and
- 4 Condition H - Its exemplification of an architectural type or style distinguished by overall quality of design, detail, materials, or craftsmanship.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Consider the conditions of the property and discuss whether 345 N. Montclair satisfies the Village's Historical Landmark nomination criteria. Make a recommendation to approve or to not approve the property as a Village Landmark.

Attachments:

1. Application - Landmark Nomination Request
2. 345 N Montclair Ave Landmark Report
3. Photograph



VILLAGE OF GLEN ELLYN

Landmark Nomination Request Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR LANDMARK NOMINATION REQUEST

Date Filed: 8/4/2026

Application No: 2026-0050

Name of Applicant: Jessica Mavrogenes

Address of Applicant: 445 Oakdale Avenue Glencoe, IL 60022-2112

Property Interest of Applicant:

Name of Owner: Paulina Kolavo Noell

Address of Owner: 345 N Montclair Ave Glen Ellyn IL, IL 60137-5255

Contacts:

Type	Name	Address
Petitioner	Jessica Mavrogenes	445 Oakdale Avenue
		Glencoe, IL 60022-2112
Web Administrator	Jessica Mavrogenes	445 Oakdale Avenue
		Glencoe, IL 60022-2112
Parcel Owner	Paulina Kolavo	345 N Montclair Ave Glen
	Noell	Ellyn IL, IL 60137-5255

Property Address: Parcel: 05142050050000

Project Name: Web Project

Project Description: Nomination of the property at 345 N. Montclair Avenue, Glen Ellyn, for local Landmark designation, based on its architectural integrity as a well-preserved Colonial Revival residence built circa 1926.

Name of Property/Site: 345 N. Montclair Avenue - The Flint House (Proposed)

Year of Construction: Circa 1926

Has the Glen Ellyn Historical Society placed a historical plaque on the building? None (N/A)

CRITERIA:

1. Please indicate whether the following criteria apply to the property: Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? No
2. Please indicate whether the following criteria apply to the property: Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration. Yes.
3. Please indicate whether the following criteria apply to the property: Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
Yes
4. Please indicate whether the following criteria apply to the property: Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.
Yes
5. Please indicate whether the following criteria apply to the property: Its location as a site of an important archaeological, significant historic, or natural event.
No
6. Please indicate whether the following criteria apply to the property: Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States.
No
7. Please indicate whether the following criteria apply to the property: It be one of the few remaining examples of a particular architectural style.
No
8. Please indicate whether the following criteria apply to the property: Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.
Yes
9. Please indicate whether the following criteria apply to the property: Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States.
No

10. Please indicate whether the following criteria apply to the property: Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous.

No

11. Please indicate whether the following criteria apply to the property: Its unique location or distinctive physical appearance or presence represents an established and familiar visual feature of a neighborhood, community or the Village.

No

12. Other reasons, please specify.

These 4 criteria are discussed individually within the Narrative Statement.

13. Additional details and history.

345 N. Montclair merits Glen Ellyn Landmark designation as it satisfies 4 of the Village's 10 criteria: strong integrity of location, design, materials, and workmanship, with its symmetrical Colonial Revival façade, dentilled cornices, and shingle cladding intact on all four facades. Built circa 1926, it's a high-quality example of the style, with historical value tied to developer Roy V. Spalding and a documented line of owners spanning nearly a century.

GLEN ELLYN LANDMARK NOMINATION

345 N. Montclair Avenue

The Flint House (Proposed)

circa 1926



Prepared for:

Village of Glen Ellyn Historic Preservation Commission
August 2026

Prepared by:

Susan Benjamin and Jessica Mavrogenes
BENJAMIN HISTORIC CERTIFICATIONS
711 Marion Avenue
Highland Park, IL 60035



Unless otherwise noted, all photographs by Benjamin Historic Certifications.

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BENJAMIN HISTORIC CERTIFICATIONS

Susan Benjamin

Susan Benjamin is an architectural historian, with over 40 years of experience, who has prepared hundreds of local and National Register nominations and property tax freeze and federal income tax credit applications. Susan often teams with The Lakota Group on architectural surveys for Highland Park, Kenilworth and Wilmette. She is also working with them on a preservation plan for the Village of Wilmette. She regularly writes Historic and Architectural Impact Studies in Winnetka. Susan's BA is in Art History from Brown University, and her MA is from the University of Minnesota. Susan served as the first chairman of the Highland Park Historic Preservation Commission. She frequently consults on historic 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 has most recently co-authored *Modern in the Middle: Chicago Houses 1929–1975* (2020). This book traces the history and development of the modern house in the Chicago area. She is currently writing a monthly column on architecture with historian Bob Sideman for *Record North Shore*. Susan is a resident of Highland Park.

Jessica Mavrogenes

Jessica Mavrogenes is a historic preservation consultant with experience in landmark designation, historic resource evaluation, and preservation incentive programs. She frequently collaborates with architectural historian Susan Benjamin (Benjamin Historic Certifications) on preservation projects throughout the Chicago region, including historic resource assessments and preservation incentive applications. Recent projects include a Historic Resource Assessment for St. Anne's Cottage in Lake Forest, Illinois, and an Illinois Historic Preservation Tax Assessment Freeze application for a historic residence in Glen Ellyn.

Jessica earned a Master of Science in Historic Preservation from the School of the Art Institute of Chicago (SAIC). During graduate school, she worked for MacRostie Historic Advisors, assisting with National Register nominations, local landmark designations, and Federal Historic Rehabilitation Tax Credit applications, and served as a Designations Intern with the Commission on Chicago Landmarks, contributing research for landmark designation reports and historic district studies, including the Logan Square Boulevards District. She has served on the Glencoe Historic Preservation Commission since 2023 and was a member of Landmarks Illinois' Skyline Council from 2021 to 2023.

Jessica is the founder of Pembroke Group LLC, where she provides historic preservation consulting, development advisory, and owner's representation services. She holds a Bachelor of Engineering in Civil Engineering from Vanderbilt University and brings a unique combination of preservation expertise, development experience, and construction project management to her work.

345 N. Montclair Avenue
Constructed Circa 1926
Architect: Unknown
Builder: Unknown

Charles W. Flint House (Proposed)

Property Index Number: 05-14-205-005

Legal Description of the Property

Lot 5, except the southerly 10 feet of R.V. Spalding's Fourth Subdivision, Glen Ellyn, a subdivision of the west part of Block 8 of E.W. Zander and Company's Addition to Glen Ellyn, in Sections 11 and 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat recorded December 12, 1922 as Document No. 161360, DuPage County, Illinois.¹

Commonly known as 345 N. Montclair Avenue, Glen Ellyn, Illinois.

Classification

Ownership: Private | Category of Property: Building | Number of Resources within Property: 1 Building | Type of Designation: Exterior

Function or Use

Historic Function: Domestic — Single Dwelling | Current Function: Domestic — Single Dwelling

Property Owner Information

Peter and Paulina Noell

345 N. Montclair Avenue, Glen Ellyn, IL 60137

Recorded owners since construction: Roy V. and Ethel Spalding (subdivider/titleholder, 1922–1936; Charles W. Flint in occupancy from 1927); the Lancaster family (1940–1967); Robert and Jeanne Edwards (1967–1972); George and Kathryn Mueller (1972–2021); Carly R. Nelson, later Carly R. Hendricks (2021–2025); and Peter and Paulina Noell (2025–present). The full chain of title is set out in the Ownership History section below.

¹ DuPage County Recorder, Document No. R1922-161360 (recorded December 12, 1922), accessed May 27, 2026, <https://recorder.dupageco.org/Details.aspx>.



Figure 1: Front (West) Façade

IL2507.7567
PLAT OF SURVEY
DUPAGE COUNTY, ILLINOIS

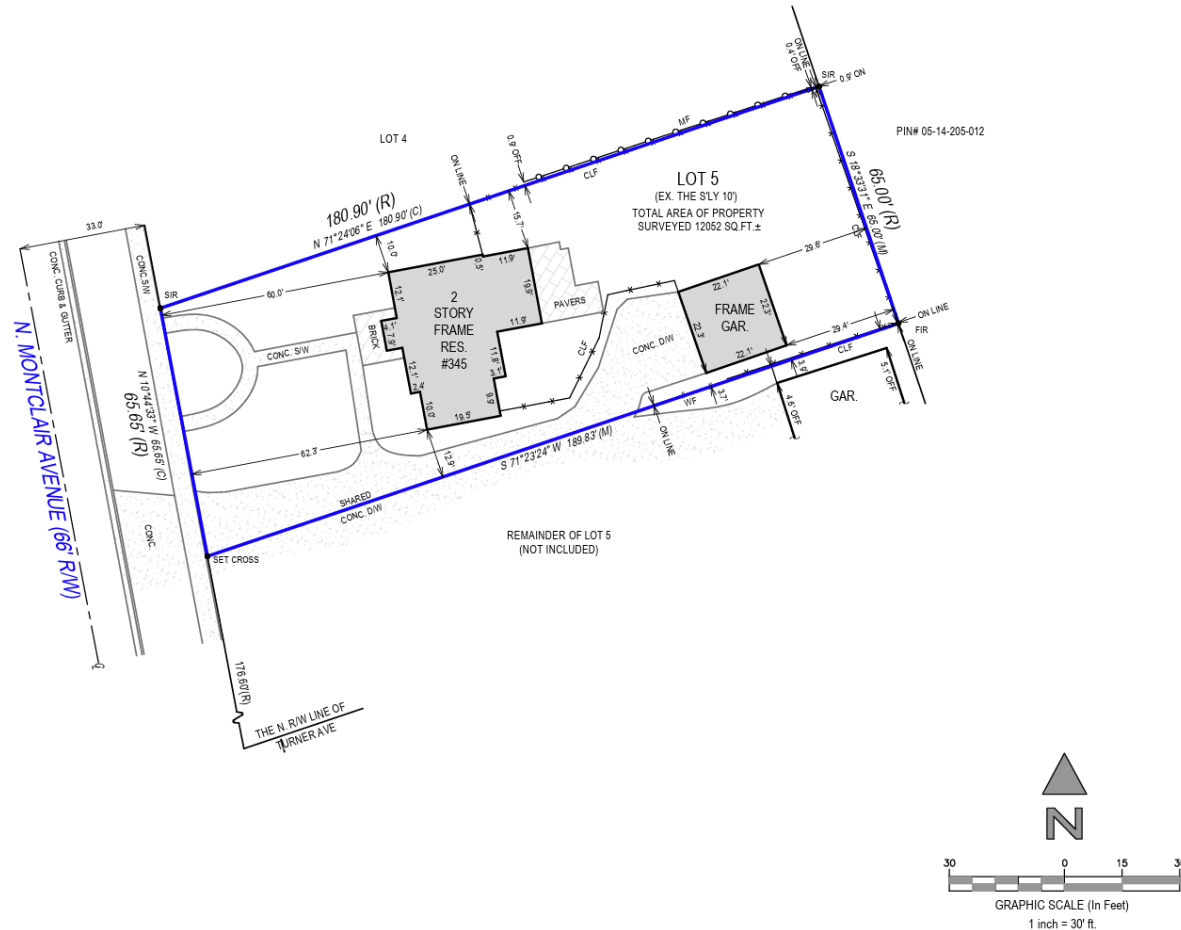


Figure 2: 345 Montclair Avenue Plat of Survey, Exacta Land Surveyors dated August 19, 2025.

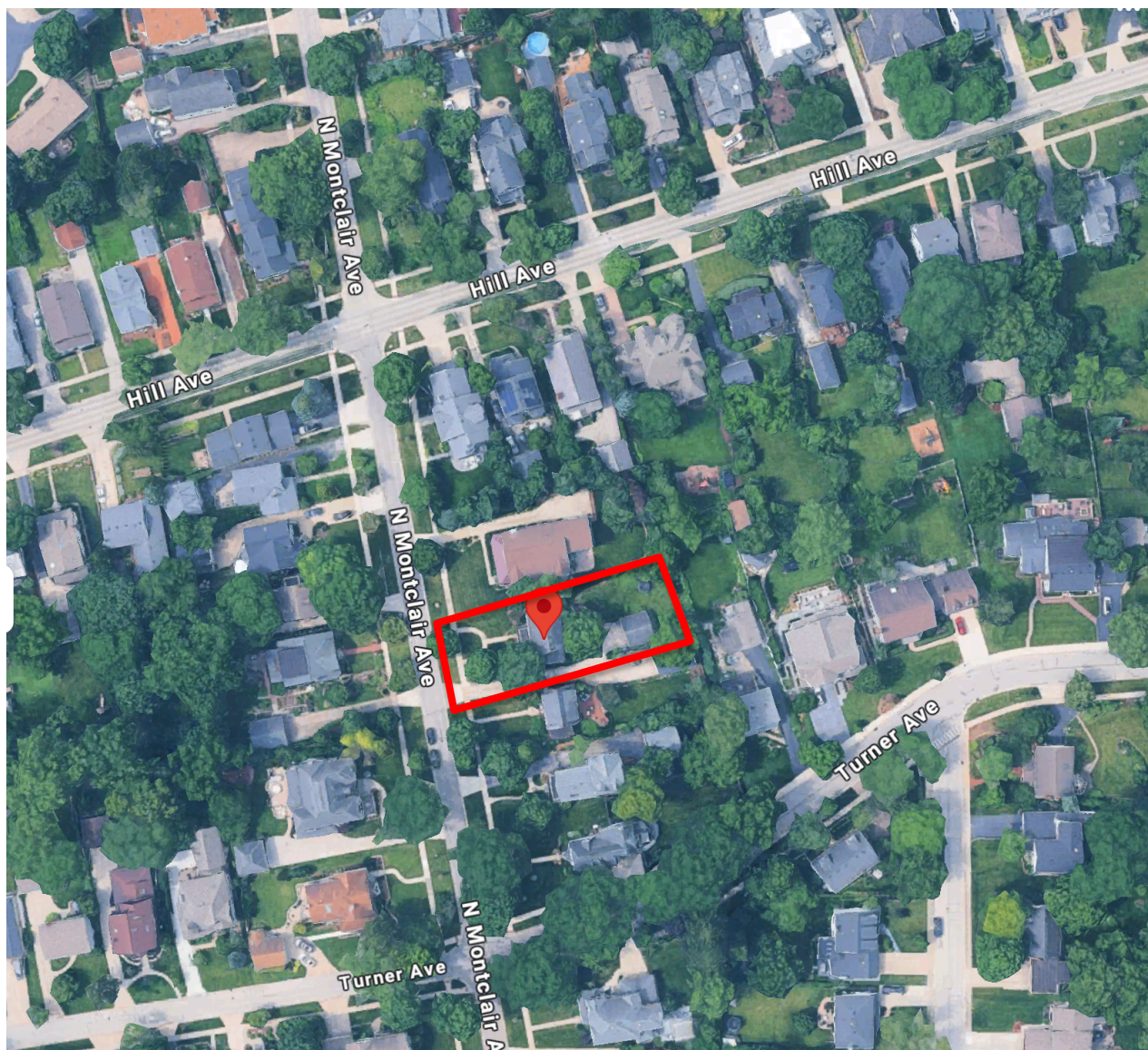


Figure 3: Location of 345 N. Montclair Avenue, Glen Ellyn, IL

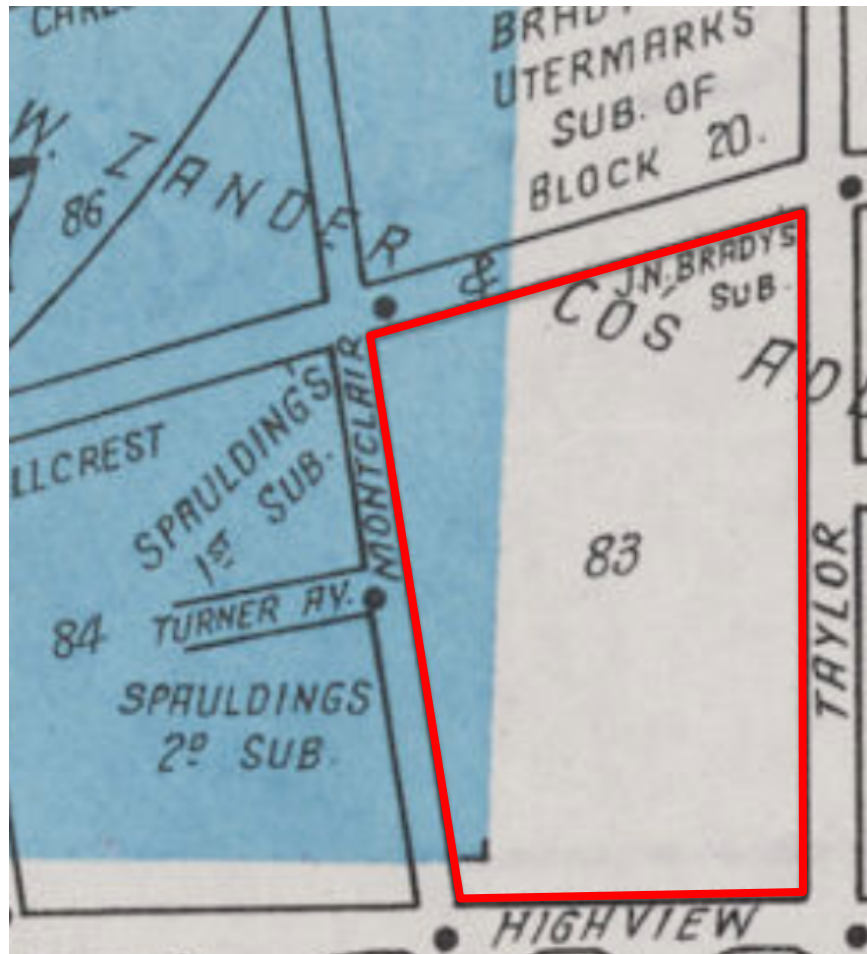


Figure 4: 1929 Sanborn Fire Insurance Map Showing the Parcel of present-day 345 N. Montclair Avenue, Glen Ellyn, IL. Sanborn Map Company, Glen Ellyn, DuPage County, Illinois, July 1929, <https://digital.library.illinois.edu/items/48ae87e0-46c8-013c-4971-02d0d7bfd6e4-0>.



Figure 5: 1929 Sanborn Fire Insurance Map, Detail. Lot 5 within "R.Y. Spalding's Fourth Subdivision." Sanborn Map Company, Glen Ellyn, DuPage County, Illinois, July 1929, <https://digital.library.illinois.edu/items/48ae87e0-46c8-013c-4971-02d0d7bfd6e4-0>.

HISTORY OF THE LAND PARCEL

345 N. Montclair Avenue was built during Glen Ellyn's transformation from a rural crossroads into a Chicago commuter suburb. Rail service allowed residents to work in the city while living on larger lots than the city afforded, and this pattern drove the village's growth through the late nineteenth and early twentieth centuries.

Glen Ellyn's population nearly doubled in the decade after 1900, from approximately 800 residents to approximately 1,700,² and this growth drove the subdivision of farmland across the village. By 1904, Glen Ellyn was already being marketed to Chicago as a suburb. The property at 345 N. Montclair Avenue was platted, sold, and built upon during this period of expansion.



Figure 6: Aerial View of Village of Glen Ellyn in 1906 taken by a camera suspended from kites, provided by the Glen Ellyn Historical Society (May 2026).

² Lara Ramsey, Granacki Historic Consultants, *National Register of Historic Places Registration Form: Glen Ellyn Downtown North Historic District* (prepared for the Illinois Historic Preservation Division, April 10, 2013), 17.



Figure 7: Aerial View of Village of Glen Ellyn circa 1920, provided by the Glen Ellyn Historical Society (May 2026).

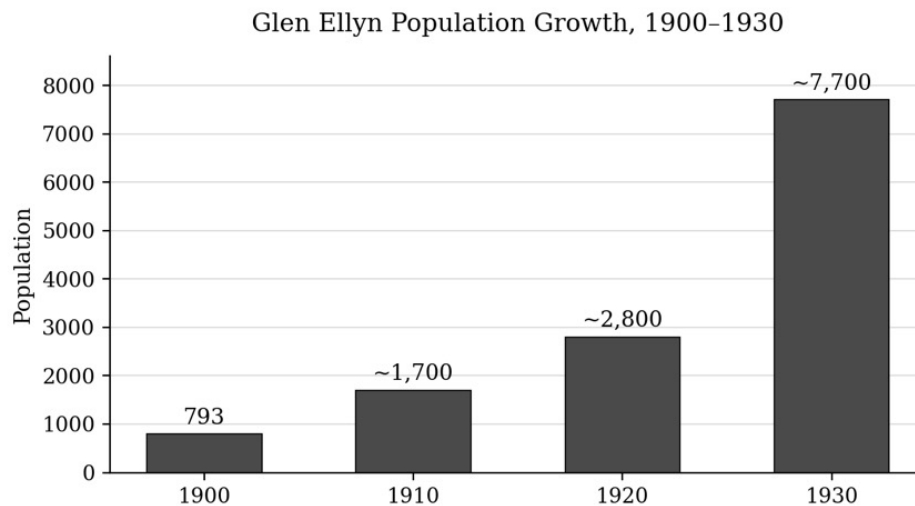


Figure 8: Glen Ellyn Population Growth, 1900–1930. Data derived from the Glen Ellyn Downtown North Historic District National Register Nomination. Lara Ramsey, Granacki Historic Consultants, National Register of Historic Places Registration Form: Glen Ellyn Downtown North Historic District (prepared for the Illinois Historic Preservation Division, April 10, 2013), 17.

E.W. Zander & Company and Residential Development

E.W. Zander & Company was a Chicago real estate firm founded by Edward W. Zander. Zander was born May 1, 1859, and moved to Illinois in 1863. He entered the real estate, loan, and renting business in 1879 and established the Ravenswood Bank in 1892. He held membership in the Chicago Real Estate Board, the Ravenswood Club, Ravenswood M.E. Church, and the Board of Management of the Y.M.C.A.³

Zander actively marketed Glen Ellyn to Chicago buyers; a 1904 advertisement offered “country acre home sites” at \$300 to \$500 per acre, convenient to both the C. & N.W. Railway and the Aurora, Elgin & Chicago Electric Railway.⁴

A Village-commissioned survey identifies 1914 as a peak year for subdivision activity, citing E.W. Zander's Addition alongside the William B. Walworth Country House Addition and several smaller plats.⁵ The land that became 345 N. Montclair Avenue lay within this Zander tract.

³ Frederick B. Crossley, ed., *Men of Illinois* (Chicago: American Publishers' Association, 1902), accessed May 26, 2026, https://libsysdigi.library.illinois.edu/oca/Books2007-07/menofillinois00with/menofillinois00with_djvu.txt.

⁴ Charles A. Davis, ed., *Souvenir, Celebration of the One Hundred and Twenty-Eighth Anniversary of Independence Day, Irving Park* (Chicago: Charles A. Davis, 1904), accessed May 26, 2026, https://upload.wikimedia.org/wikipedia/commons/6/6a/Souvenir%2C_celebration_of_the_one_hundred_and_twenty-eighth_anniversary_of_independence_day_...Irving_Park_%28IA_souvenircelebrat00davi%29.pdf.

⁵ Glen Ellyn Historic Preservation Commission, *Historic Survey I* (Glen Ellyn, IL: Glen Ellyn Historic Preservation Commission, n.d.), accessed May 26, 2026, <https://glenellynpreservation.org/assets/surveys/Historic%20Survey%201.pdf>.

ESTABLISHED 1880

E. W. ZANDER & CO.

114 Dearborn Street

EDWARD W. ZANDER

E. ORRIS HART

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Mortgages
Renting

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Figure 9: Souvenir, Celebration of the One Hundred and Twenty-Eighth Anniversary of Independence Day, Irving Park (1904), page carrying the E.W. Zander & Company advertisement.

Roy V. Spalding and R.V. Spalding's Fourth Subdivision

Roy Verner Spalding subdivided the land on which 345 N. Montclair Avenue stands, though no evidence identifies him as the house's builder. Before entering real estate, Spalding worked as a buyer for Sears, Roebuck & Co. (1898–1903), superintendent of the mail order department at N.K. Fairbanks Co. (through 1910), and assistant advertising manager at Globe Soap Co. (from 1911). He also owned and built Glen Ellyn's theater and Masonic temple building. By 1910, he and his wife, Ethel, a public school teacher, were living on Montclair Avenue.

Spalding recorded R.V. Spalding's Fourth Subdivision in December 1922, creating Lot 5, the parcel 345 N. Montclair Avenue would later occupy.⁶ The subdivision was part of the broader residential expansion underway in Glen Ellyn during the 1920s.

Roy and Ethel Spalding held title to Lot 5 throughout construction. No record identifies either as the architect or builder of the house; Spalding's role was as subdivider and titleholder.

⁶ DuPage County Recorder, Document No. R1922-161360 (recorded December 12, 1922), accessed May 27, 2026, <https://recorder.dupageco.org/Details.aspx>.

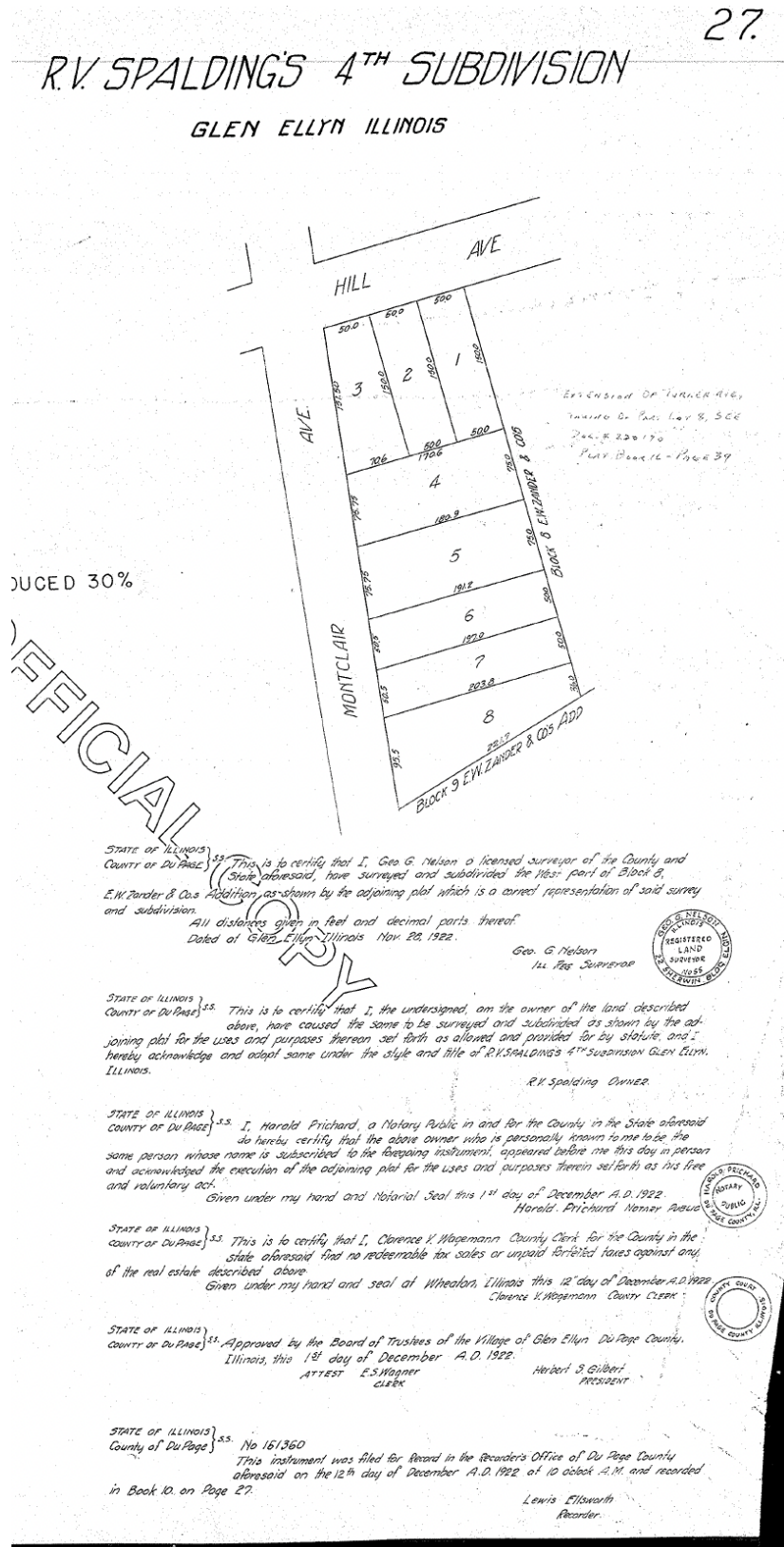


Figure 10: R.V. Spalding's Fourth Subdivision Plat, Recorder Document No. R1922-161360

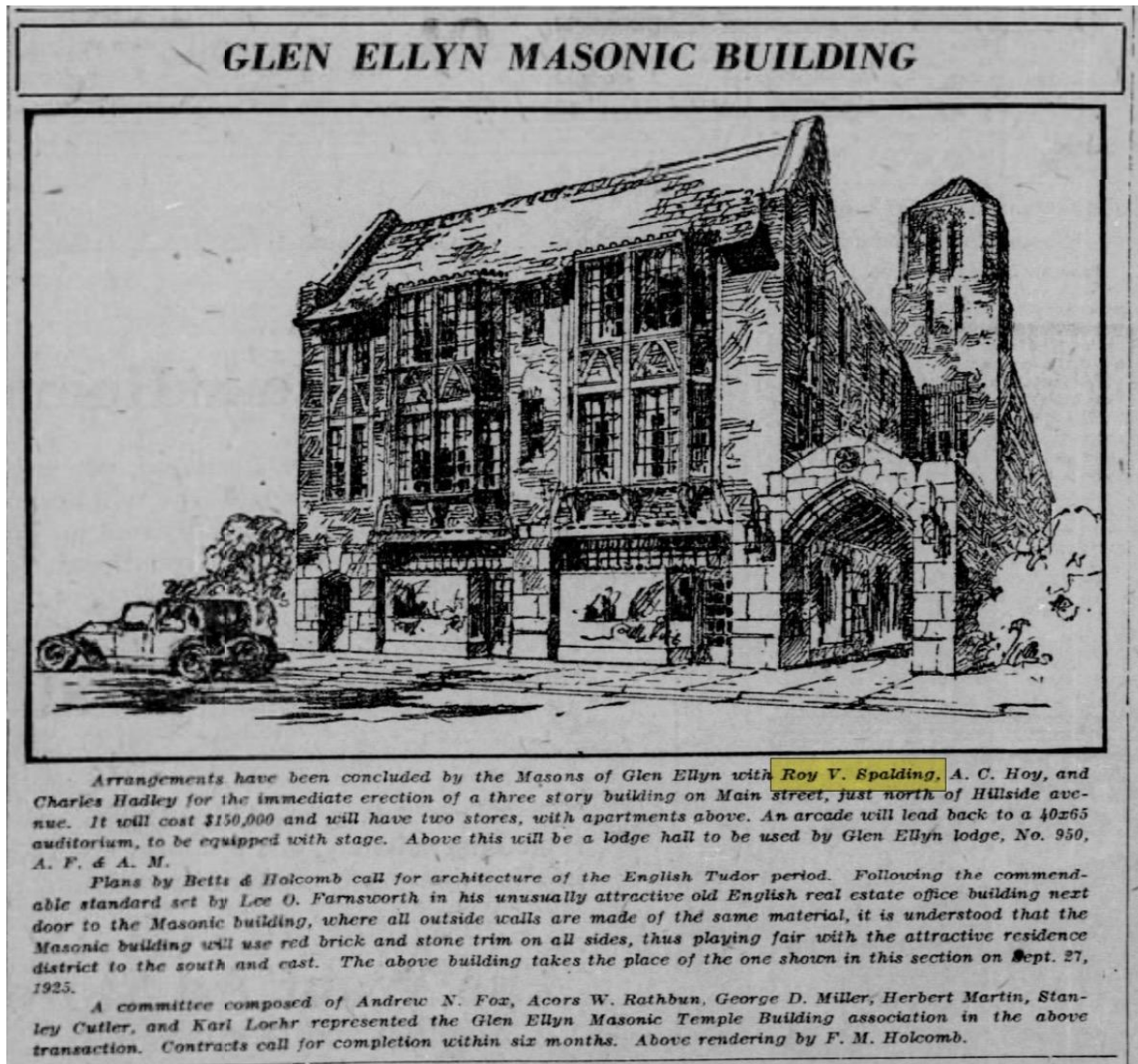


Figure 11: Chicago Daily Tribune Coverage Referencing Roy V. Spalding's Business Activities. Chicago Daily Tribune, "Glen Ellyn Masonic Building," Chicago, Illinois, Sunday, July 18, 1926.



Figure 12: Roy Verner Spalding Family Portrait. Standing: Lucius and Carlton Spalding. Seated: John Franklin Spalding holding Ralph Spalding, Roy V. Spalding, and Emily Spalding. Byron Museum of History archival collection, via Find a Grave Memorial No. 141445490, accessed May 26, 2026.

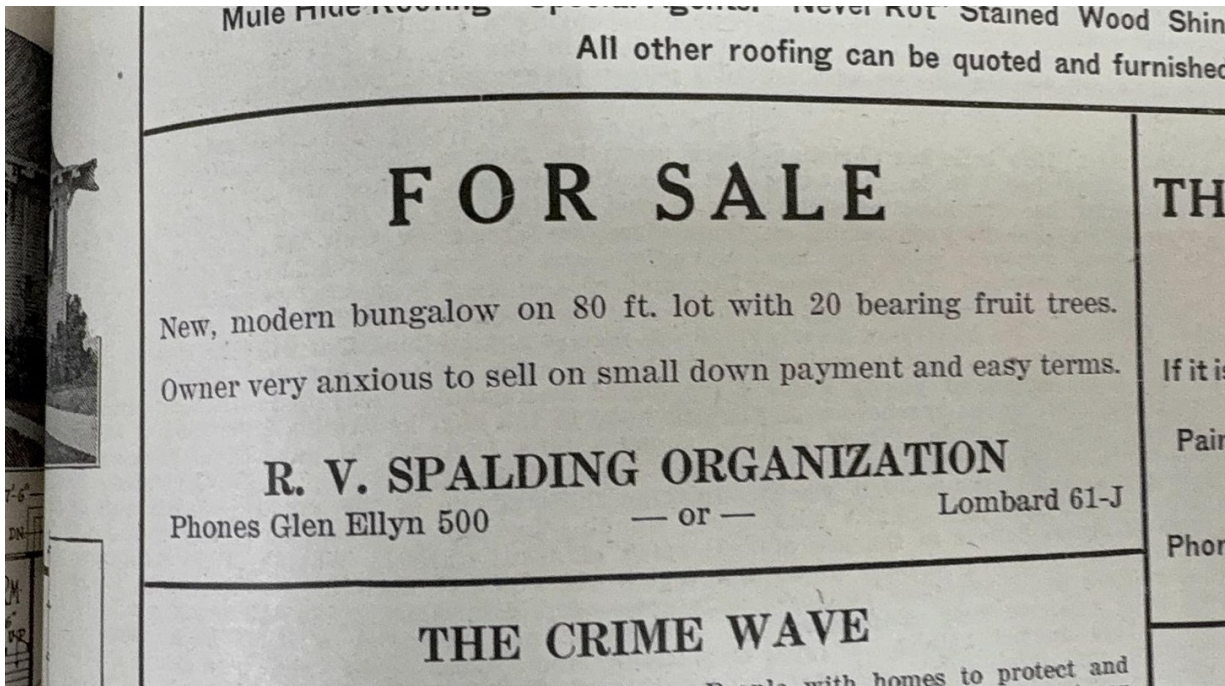


Figure 13: R. V. Spalding Advertisement, Detail. *The Glen Ellyn News*, Glen Ellyn, Illinois, May 14, 1926.

Establishing the Construction Date

No building permit survives to date the house precisely, but the surrounding evidence is consistent. The 1919 Sanborn Fire Insurance Map shows the parcel vacant, within E.W. Zander & Company's Addition,⁷ and the 1924 Sanborn map shows no dwelling either.⁸

Directory and tax records narrow the date further. The 1925–1926 DuPage County Directory lists no occupant at 345 N. Montclair Avenue,⁹ but the January 1927 directory lists Charles W. Flint at the address,¹⁰ placing completion and occupancy within that eighteen-month span. DuPage County tax assessment, or “lot book,” records support the same conclusion: the assessed valuation of Lot 5 rises sharply with the 1926 assessment cycle,¹¹ consistent with new construction. By 1929, the Sanborn map confirms a two-story dwelling on the parcel, within “E.W. Zander & Co.'s Addition and R.V. Spalding's Fourth Sub.”¹²

⁷ Sanborn Map Company, *Glen Ellyn, DuPage County, Illinois*, March 1919 (New York: Sanborn Map Company, 1919), Sheet 1, <https://digital.library.illinois.edu/items/abe032e0-c451-0133-1d17-0050569601ca-d>.

⁸ Sanborn Map Company, *Glen Ellyn, DuPage County, Illinois*, September 1924 (New York: Sanborn Map Company, 1924), Sheets 1, 9, <https://digital.library.illinois.edu/items/475df070-3979-0138-7137-02d0d7bfd6e4-3>.

⁹ *DuPage County Directory, 1925–26*, Naperville Heritage Collection (Illinois Digital Archives), accessed May 27, 2026, <http://www.idaillinois.org/digital/collection/npl/id/16379>.

¹⁰ *DuPage County Telephone Directory*, January 1927.

¹¹ DuPage County, *1926 DuPage Lot Book: Glen Ellyn*, Vol. 2 (Wheaton, IL: DuPage County, 1926), accessed May 28, 2026, https://collectorbooks.dupageco.org/CollectorBooks/1900/1926/1926_DuPage%20Lot%20Book_Glen%20Ellyn%20Vol%202.pdf.

¹² Sanborn Map Company, *Glen Ellyn, DuPage County, Illinois*, July 1929 (New York: Sanborn Map Company, 1929), <https://digital.library.illinois.edu/items/48ae87e0-46c8-013c-4971-02d0d7bfd6e4-0>.

A black and white map of a residential area. The map shows several streets: B'LV'D., AVONDALE AV., PARK AV., MONTCLAIR, TAYLOR, and HIGHVIEW AV. Lots are numbered: 71, 72, 73, 74, 82, 83, 84, 86, 88, 89, and 100. A lot labeled 'E. W. ZANDER & CO'S' is highlighted with a red rectangle. Other labels include 'ADD'N.' and 'MT. DIVN.'

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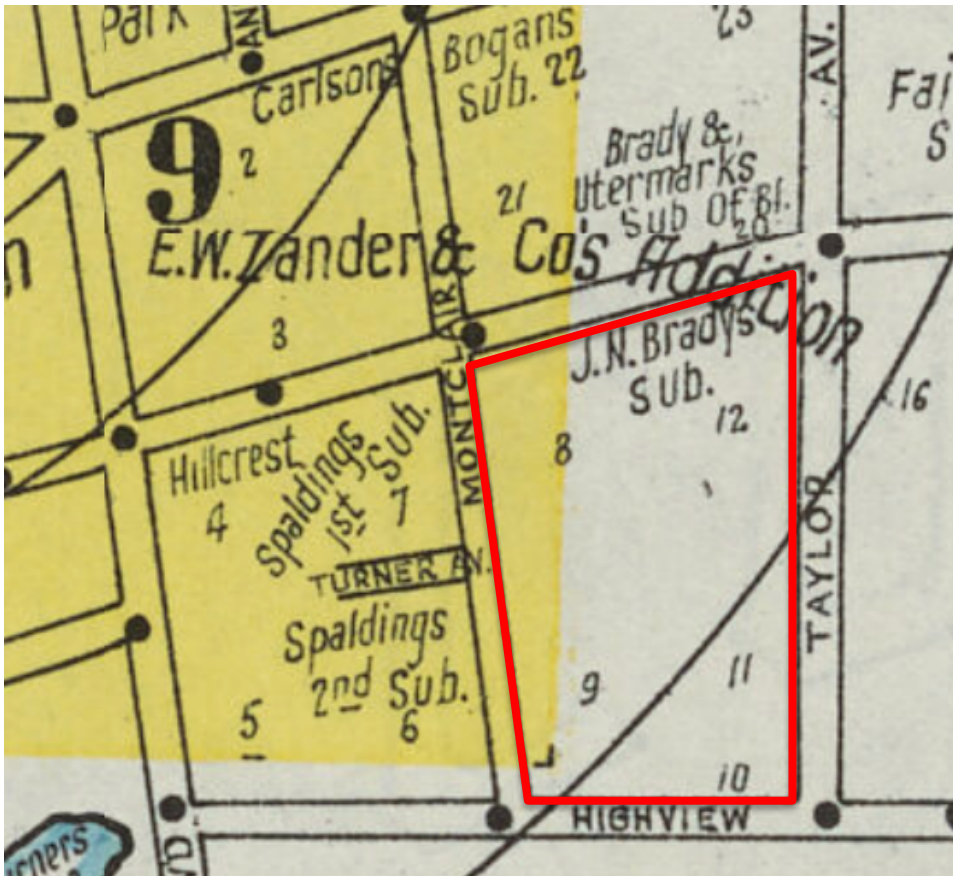


Figure 15: 1924 Sanborn Fire Insurance Map, showing Block 8. Sanborn Map Company, Glen Ellyn, September 1924.

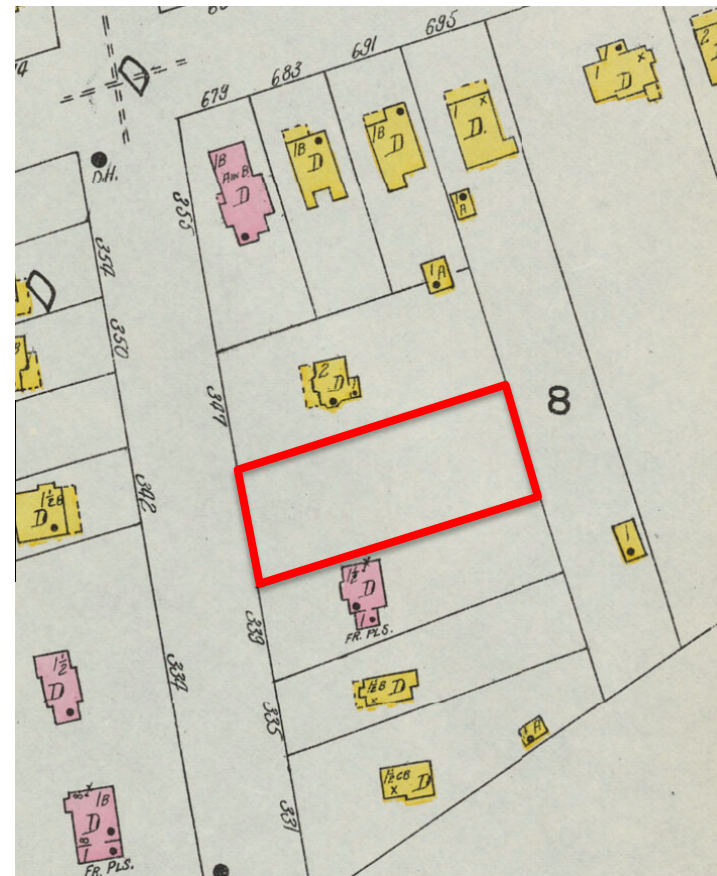


Figure 16: 1924 Sanborn Fire Insurance Map, Detail. Sanborn Map Company, Glen Ellyn, September 1924.

★Designates Private Branch Exchange	
H	
air av.....Glen Ellyn-207-W	Fick V I O r 341 Oak.....Glen Ellyn-297-M
k bl.....Glen Ellyn-937-R	Field Harry B r 641 Duane.....Glen Ellyn-324-J
.....Glen Ellyn-152-J	Finch Geo B r 239 Forest av.....Glen Ellyn-537-J
S r	Finlayson Estelle M' r 504 Phillips av..Glen Ellyn-434-W
ongfellow av..Glen Ellyn-135-W	First Congregational Ch 535 Forest av..Glen Ellyn-671
ane.....Glen Ellyn-712	First Methodist Church 553 Duane...Glen Ellyn-364-J
ewd av.....Glen Ellyn-172-M	Fischer Fred r 735 Pollock av.....Glen Ellyn-406-W
ilworth av..Glen Ellyn-354-M	Flansburg J E r 518 Western av....Glen Ellyn-553-W
Main.....Glen Ellyn-506	Fleischfresser Frank r 786 Euclid av..Glen Ellyn-492-R
xmoore av..Glen Ellyn-673-R	Fleming Hubert L r 772 Park bl....Glen Ellyn-599-J
age Trust bldg..Glen Ellyn-813	Flett A S r 560 Hawthorne.....Glen Ellyn-513-R
Co 511 Duane..Glen Ellyn-496	Flint Chas W r 345 Mt Clair av.....Glen Ellyn-423-J
nc ice Main...Glen Ellyn-445	Flory Julia A Mrs r 764 Main.....Glen Ellyn-126-J
.....Glen Ellyn-35	Fogelsanger John R r 498 Park bl....Glen Ellyn-352-J
ain.....Glen Ellyn-396	Foltz F C & Co archs Park bl.....Glen Ellyn-916
Hill av.....Glen Ellyn-490-J	Ford Albert E r 384 Cottage av.....Glen Ellyn-402
.....Glen Ellyn-751-J	Ford Sales & Service
rls rd....Glen Ellyn-881-Y-4	499 Pennsylvania av..Glen Ellyn-480
t av.....Glen Ellyn-312-M	Fork Alden E r 574 Western av.....Glen Ellyn-375-W
E	Fornstedt Arvid r 296 Glenwd av...Glen Ellyn-203-W
Main.....Glen Ellyn-654	Fosburg Hildor A r 228 Forest av..Glen Ellyn-537-W
ylvania av...Glen Ellyn-242-R	Foster Bros mason contrs Highland av..Glen Ellyn-425
ottage av.....Glen Ellyn-175-J	Foster David H r 338 Hawthorne....Glen Ellyn-598-J
rescent bl....Glen Ellyn-202-R	Foster Elmer A r 678 Western av....Glen Ellyn-697-R
awthorne....Glen Ellyn-182-W	Foster John W r 616 Newton av....Glen Ellyn-276-M
Euclid av.....Glen Ellyn-690-J	Foster R A r 277 Newton av.....Glen Ellyn-515-R
Turner av....Glen Ellyn-337-R	Foster W A r 694 Highlnd av.....Glen Ellyn-690-W
	Foulke Thos M r 600 Glen Ellyn pl..Glen Ellyn-198-R
enilworth av..Glen Ellyn-250-W	Fox Andrew N r 368 Anthony.....Glen Ellyn-50
28 Anthony..Glen Ellyn-217-M	Fox C H r 374 Brandon av.....Glen Ellyn-106-W
r av.....Glen Ellyn-542	Fox E Vernon r 253 Mt Clair av....Glen Ellyn-240-W
Hill av.....Glen Ellyn-621-M	Franc Herbert L r 233 Main.....Glen Ellyn-412-R
5 Hillside av..Glen Ellyn-122-J	Francis A Gordon r 478 Cottage av....Glen Ellyn-548
ll av.....Glen Ellyn-453-W	Frandsen Frank P r 788 Euclid av....Glen Ellyn-849
clid av.....Glen Ellyn-524	Frank H R sft drnks Roosevelt rd....Glen Ellyn-865
rie av.....Glen Ellyn-750-M	Fredrich H H r 304 Glenwd av.....Glen Ellyn-203-J
rtan av.....Glen Ellyn-773-J	Fredrikson C F r 241 Lorraine....Glen Ellyn-468-M
9 Ridgewd av..Glen Ellyn-415-M	Freeman Elizabeth T Mrs r 474 Duane..Glen Ellyn-816
F	Free Methodist Camp Grnds
7 Western av..Glen Ellyn-895-R	Crescent bl..Glen Ellyn-594-J
Clair av.....Glen Ellyn-166-J	French R E r 756 Pollock av.....Glen Ellyn-168
tern av.....Glen Ellyn-254-J	French Reginald D r 531 Hill av....Glen Ellyn-464-W
ain.....Glen Ellyn-535-R	Fridley G r 366 Vine av.....Glen Ellyn-620-R
7 Bryant av..Glen Ellyn-827-W	Friedrickson John r 358 Linden....Glen Ellyn-209-M
t av.....Glen Ellyn-592-J	Froggatt Albert r 238 Forest av.....Glen Ellyn-631-J
8 Phillips av..Glen Ellyn-306-W	Fuchs R E Mrs r 552 Duane.....Glen Ellyn-154-R
ark bl.....Glen Ellyn-62-M	Fuller Chas R r 526 Maple.....Glen Ellyn-576
6 Park bl....Glen Ellyn-107-R	Fuller Geo N r 465 Anthony.....Glen Ellyn-669-W
	Fulton W r 300 Hill av.....Glen Ellyn-346-W
	Furbeck Stanley B r 714 Park bl....Glen Ellyn-140-J

Figure 17: January 1927 Telephone Directory Listing for Charles W. Flint

OWNERSHIP HISTORY

Charles W. and Pauline Flint (1927–1940)

Charles W. Flint is the earliest documented occupant of the residence, listed at 345 N. Montclair Avenue in the January 1927 directory. Flint was born March 21, 1890, to William and Caroline Flint, and married Pauline Reinhardt in 1913.

The 1930 census records Flint at the property with his wife Pauline, daughter Kathryn, and mother-in-law Minnie Reinhardt. The census lists the property as owner-occupied and valued at approximately \$18,000 (roughly \$359,000 in current dollars¹³) among the more substantial homes in the community.¹⁴

Flint served as president of the Shippers Guide Company and belonged to the St. Louis Chamber of Commerce, the Chicago Traffic Club, and the Ancient Free and Accepted Masons, where he served as Past Master of Baney Lodge No. 271. He also patented a storm window assembly, U.S. Patent No. 2,091,706, likely developed on his own property.¹⁵ The legal arrangement between Flint and the Spaldings is not fully documented¹⁶, but the census confirms Flint regarded the house as his own rather than a rental. Flint died December 26, 1957.

¹³ U.S. Bureau of Labor Statistics, “CPI Inflation Calculator,” calculating the purchasing power of \$18,000 in 1930 in current dollars (approximately \$359,000 in 2026), accessed July 15, 2026.

¹⁴ *Fifteenth Census of the United States, 1930*, Population Schedule, Glen Ellyn, DuPage County, Illinois, digital image, Ancestry.com.

¹⁵ Charles W. Flint, “Storm Window,” U.S. Patent No. 2,091,706, filed 1935 / issued 1937, <https://patents.google.com/patent/US2091706A/en>.

¹⁶ Available records indicate that the Spaldings retained legal title during the probable construction period, while Flint appears to have occupied the house under an ownership, contract-purchase, trust, or similar arrangement that has not been fully documented.

Figure 18: 1930 United States Census, Flint Household

Form 1		REGISTRATION CARD		No. 48
1	Name in full	Charles William Flint	Age, in yrs.	27
2	Home address	435 W. Wabasha St. Chicago, Ill.		
3	Date of birth	March 21 1890		
4	Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)?	Natural born		
5	Where were you born?	Lebanon Illinois		
6	If not a citizen, of what country are you a citizen or subject?			
7	What is your present trade, occupation, or office?	Druggist		
8	By whom employed?	National Home Building Co		
9	Where employed?	123 W. Madison		
10	Have you a father, mother, wife, child under 18, or a sister or brother under 18, solely dependent on you for support (specify which)?	Wife & child		
11	Married or single (which)?	Married	Race (specify which)?	White
12	What military service have you had? Rank	None	branch	
13	Do you claim exemption from draft (specify grounds)?	Wife & child		
I affirm that I have verified above answers and that they are true.				
1600 Chas. W. Flint (Signature of registrant)				

REGISTRAR'S REPORT		12-2-31-A
1	Tall, medium, or short (specify which)?	Medium Slender, medium or stout (which)? Slender
2	Color of eyes?	Blue Color of hair? Light Bald? No
3	Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)?	No
I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:		
(Signature of registrar) Precinct 36 City or County Chicago State Illinois June 5 1917 (Date of registration)		

Figure 19: Charles W. Flint, World War I Selective Service Draft Registration Card, 1917–1918. Ancestry.com, U.S., World War I Draft Registration Cards, 1917–1918 [database on-line]. Provo, UT: Ancestry.com Operations Inc., 2005.

Aug. 31, 1937.

C. W. FLINT

2,091,706

STORM WINDOW

Original Filed July 15, 1935

Fig. 1

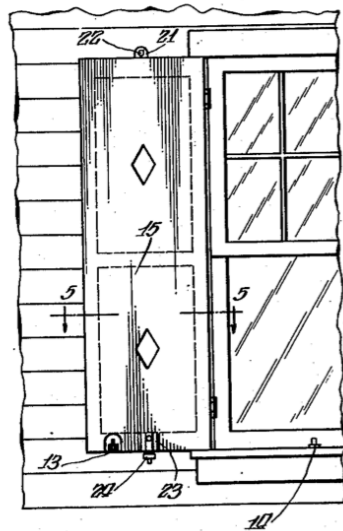
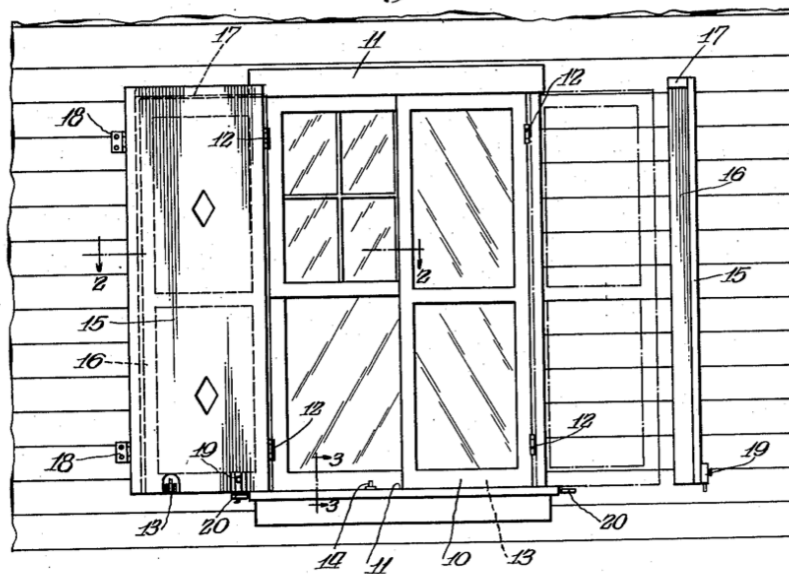


Fig. 2

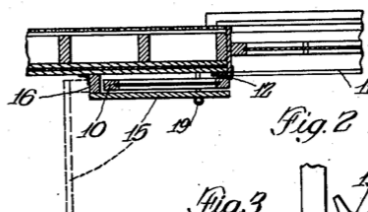


Fig. 3

Fig. 4

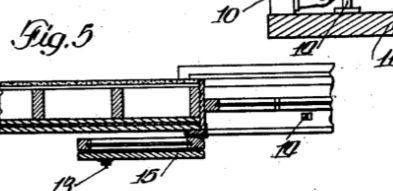


Fig. 5

Inventor:
Charles W. Flint.
By: *Brayton W. Richard*
Attorney.

Figure 20: Charles W. Flint, U.S. Patent No. 2,091,706, "Storm Window," Filed 1935 / Issued 1937

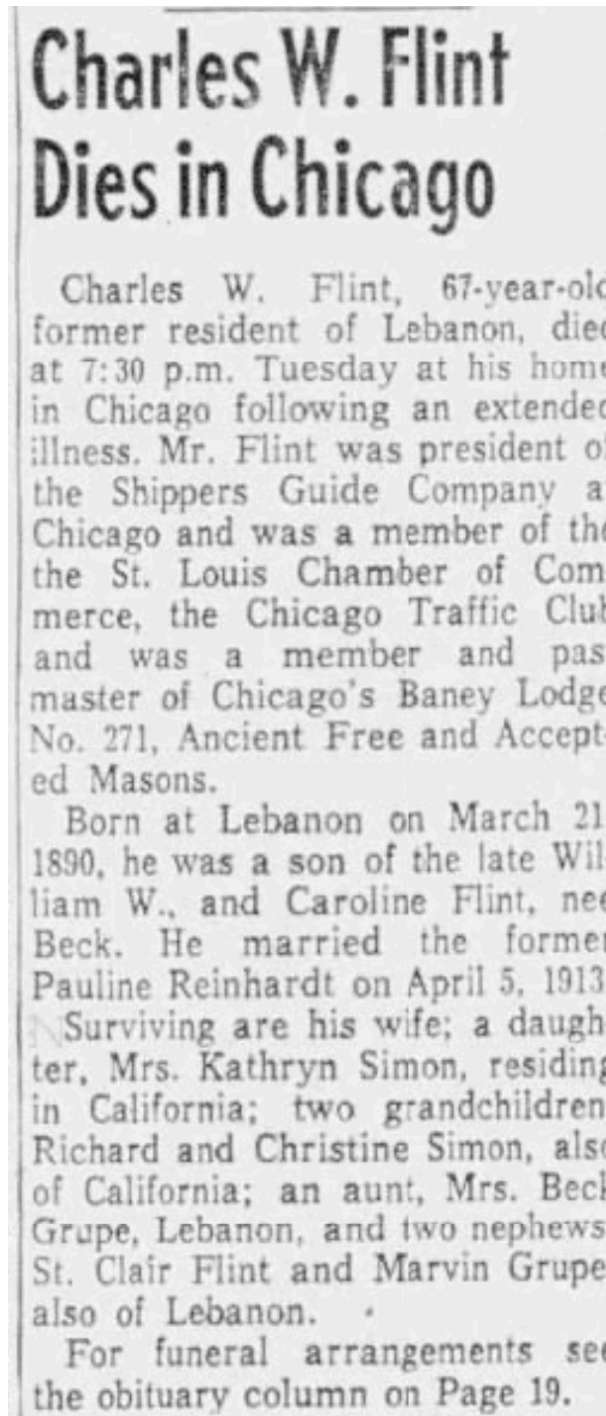


Figure 21: Obituary, Charles W. Flint. *The Belleville News-Democrat*, Belleville, Illinois, Thursday, December 26, 1957.

The Spalding–Flint Deed Relationship

Recorded deeds show Roy and Ethel Spalding placing the property into trust with the DuPage Trust Company in March 1930, the trust reconveying it to Ethel Spalding in June 1934, and Charles and Pauline Flint executing a quitclaim deed to Ethel Spalding in April 1936.

The quitclaim deed suggests that Flint held, claimed, or might have been perceived as holding an interest requiring release, although it does not establish the nature or extent of that interest.¹⁷ Possible explanations include an installment land contract, an unexercised purchase option, an equitable ownership interest, or a lease with a purchase provision. Further deed research may resolve this, but the record already shows Flint's connection to the property went beyond ordinary tenancy. The full chain of title, as reconstructed to date, appears in the table at the end of this section.

The Lancaster Family (1940–1967)

By 1940, the residence was occupied by the Lancaster family. The 1940 census identifies John M. Lancaster, thirty-three and employed as a bank cashier, his wife Marjory, their children John (10), Lois (7), Nancy (4), and Jeanne (2), and John's parents, Miles (73) and Julia (60).¹⁸

The Lancaster family occupied the residence for approximately twenty-seven years, the longest tenure documented at the property to that point. The 1950 census confirms the family still in residence, with John M. Lancaster then employed as assistant secretary of an investment house.¹⁹ DuPage County tax records confirm the family's continued residence through at least 1965. John Miles Lancaster was born June 17, 1905, in Chicago, and died October 10, 1967, in Glen Ellyn, at sixty-two.²⁰

¹⁷ DuPage County Recorder, Document No. 387992 (recorded April 11, 1936).

¹⁸ *1940 United States Census*, Year: 1940; Census Place: Glen Ellyn, DuPage, Illinois; Roll: m-t0627-00798; Page: 10A; Enumeration District: 22-67.

¹⁹ *1950 United States Census*, National Archives at Washington, DC; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Glen Ellyn, DuPage, Illinois; Roll: 4323; Page: 39; Enumeration District: 22-131.

²⁰ Ancestry.com, *U.S., Find a Grave Index, 1600s–Current* [database on-line] (Lehi, UT: Ancestry.com Operations, Inc., 2012).

Figure 22: 1940 United States Census, Lancaster Household

Figure 23: 1950 United States Census, Lancaster Household

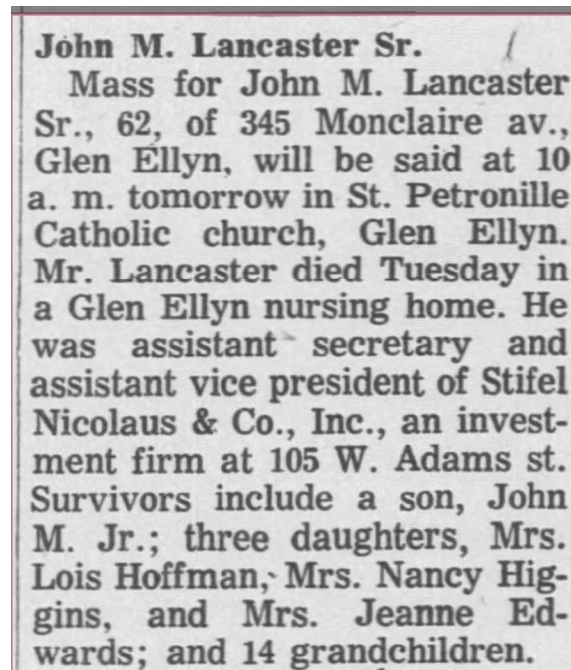


Figure 24: John M. Lancaster, Funeral Notice. *Chicago Daily Tribune*, "John M. Lancaster Sr.," Chicago, Illinois, October 1967.

Subsequent Owners (1967–Present)

The residence remained within the Lancaster family as the Village tax records identify the property transferring to Robert and Jeanne Edwards, John and Margorie's daughter, in 1967. The Edwards family owned and occupied the home until 1972.

In August 1972, the Edwards family conveyed the property to George and Kathryn J. Mueller,²¹ who owned it for forty-nine years, from 1972 to 2021 — the longest tenure in the property's documented ownership history. Nearly all of the residence's twentieth-century alteration history dates to this period: the 1977 water and sewer permit, the 1982 screened room addition, the 1986 conversion of a flat porch roof to a pitched roof, the 1992 sewer repair, the 2003 front porch remodel, and the 2006 fence replacement. In 2007, George and Kathryn Mueller conveyed the property to themselves as joint trustees,²² a routine estate-planning transfer that did not change beneficial ownership.

In December 2021, George H. and Kathryn J. Mueller, as joint trustees, conveyed the property to Carly R. Nelson.²³ In August 2025, just prior to sale, Nelson transferred the property into the Carly R. Hendricks Trust, reflecting a change in her legal name to Hendricks.²⁴

Later that month, Carly R. Nelson and the Carly R. Hendricks Trust conveyed the property to Peter G. Noell and Paulina A. Kolavo, the current owners of record.²⁵

²¹ DuPage County Recorder, Document No. R1972-052393 (recorded August 31, 1972).

²² DuPage County Recorder, Document No. R2007-053082 (recorded March 22, 2007).

²³ DuPage County Recorder, Document No. R2021-177487 (recorded December 10, 2021).

²⁴ DuPage County Recorder, Document No. R2025-040843 (recorded August 8, 2025).

Chain of Title Summary

The table below summarizes the recorded chain of title for Lot 5, R.V. Spalding's Fourth Subdivision, as identified through DuPage County Recorder of Deeds research to date. Several conveyances, particularly those bridging the 1936 Flint quitclaim deed and the 1967 Edwards transfer, have not yet been located and are marked accordingly.

Document No.	Date Recorded	Type	Grantor	Grantee
R1922-161360	12/12/1922	PLAT	Roy V. Spalding	— (subdivision plat)
295421	3/14/1930	DEED IN TRUST	Roy V. & Ethel R. Spalding	DuPage Trust Company
387991	6/2/1934	DEED	DuPage Trust Company	Ethel R. Spalding
387992	4/11/1936	QUITCLAIM	Charles W. & Pauline R. Flint	Ethel R. Spalding
408291	2/12/1940	DEED	Roy V. & Ethel R. Spalding	John M. & Marjorie B. Lancaster
[not yet located]	Approximately 1967	DEED	John M. and/or Marjorie B. Lancaster, or successor in interest	Robert & Jeanne L. Edwards (John and Marjorie's daughter)
R1972-052393	8/31/1972	DEED	Robert & Jeanne L. Edwards	George & Kathryn J. Mueller
R2007-053082	3/22/2007	DEED	George & Kathryn J. Mueller	George H. Mueller, JT TR & Kathryn J. Mueller, JT TR
R2021-177487	12/10/2021	DEED	George & Kathryn J. Mueller, JT TR	Carly R. Nelson
R2025-040843	8/8/2025	DEED	Carly R. Nelson	Carly R. Hendricks / Carly R. Hendricks Trust
R2025-053441	8/27/2025	DEED	Carly R. Nelson / Carly R. Hendricks Trust	Peter G. Noell & Paulina A. Kolavo

Table 1: Recorded Chain of Title, 345 N. Montclair Avenue (Lot 5, R.V. Spalding's Fourth Subdivision), 1922–2025.²⁶

²⁵ DuPage County Recorder, Document No. R2025-053441 (recorded August 27, 2025).

²⁶ DuPage County Recorder of Deeds, database research conducted May–June 2026.

THE ARCHITECTURE OF 345 N. MONTCLAIR AVENUE

Physical Description — Exterior

The residence occupies a lot on the east side of North Montclair Avenue, in a neighborhood developed almost entirely with detached single-family houses during the early twentieth century. Mature trees, detached rear garages, sidewalks, and consistent front setbacks are typical of Glen Ellyn's early suburban subdivisions. The property retains the historic parcel configuration associated with the house by the time of its construction.



Figure 25: Primary (West) Façade, Facing East. Real estate listing photograph, 345 N. Montclair Avenue, Redfin, 2025.

The west (front) façade is clad in painted wood shingle siding. A centered entrance is sheltered by a porch with its roof supported by paneled posts; there is a second-story balcony directly above, surrounded by a simple railing — a stacked porch-and-balcony arrangement that reinforces the façade's symmetry and its central entrance bay. The porch eave and the second-floor eave above are both trimmed with dentil molding, a restrained classical detail that recurs across the building's principal elevations and unifies the roofline visually. Double-hung 8/1 windows flank the entrance, paired with louvered shutters at each opening. Above the porch, a row of double-hung 8/1 windows lights the second floor.

A one-story enclosed porch, or three-season room, extends from the south facade. It repeats the architectural detailing of the main massing — shingle cladding, a gabled roof, and dentilled eave trim — reading as an integrated extension of the residence.



Figure 26: Primary (West) Façade, Facing East



Figure 27: Primary (West) Façade, Facing East — Entrance Detail



Figure 28: Front Porch, Facing South

On the south façade of the two-story building a brick chimney rises between paired quarter-round windows at the second floor. A brick masonry foundation is visible beneath the south extension.



Figure 29: Southwest Corner, Facing Northeast



Figure 30: South Elevation, Facing North



Figure 31: Southwest Corner, Facing Northeast — Sunroom / Enclosed Porch



Figure 32: South Elevation, Facing North — Sunroom / Enclosed Porch

The east facade, the rear of the residence, includes the screened-porch addition. It has horizontal siding, painted to match the east façade of the main massing of the building and the enclosed one-story porch projecting from the south facade. There are dentilled eaves, double-hung 8/1 sash, and gabled rooflines on this façade, repeating the detailing at the front of the house.



Figure 33: East (Rear) Facade

The north facade is consistent in detailing, with painted shingled wood siding, dentilled eaves, and 8/1 double-hung sash windows. Its most distinctive feature is a small round-arched attic window topped by a fanlight with radiating muntins. The window is set within a substantial molded surround with a pronounced central keystone



Figure 34: North Façade



Figure 35: Rear Facade, Detail of porch



Figure 36: North Facade, Window Detail

A detached garage (noncontributing and excluded from the landmark nomination) stands at the rear of the lot. It is clad in horizontal siding and has a gable roof and shutters resembling that of the residence.



Figure 37: Detached Garage

Physical Description — Interior

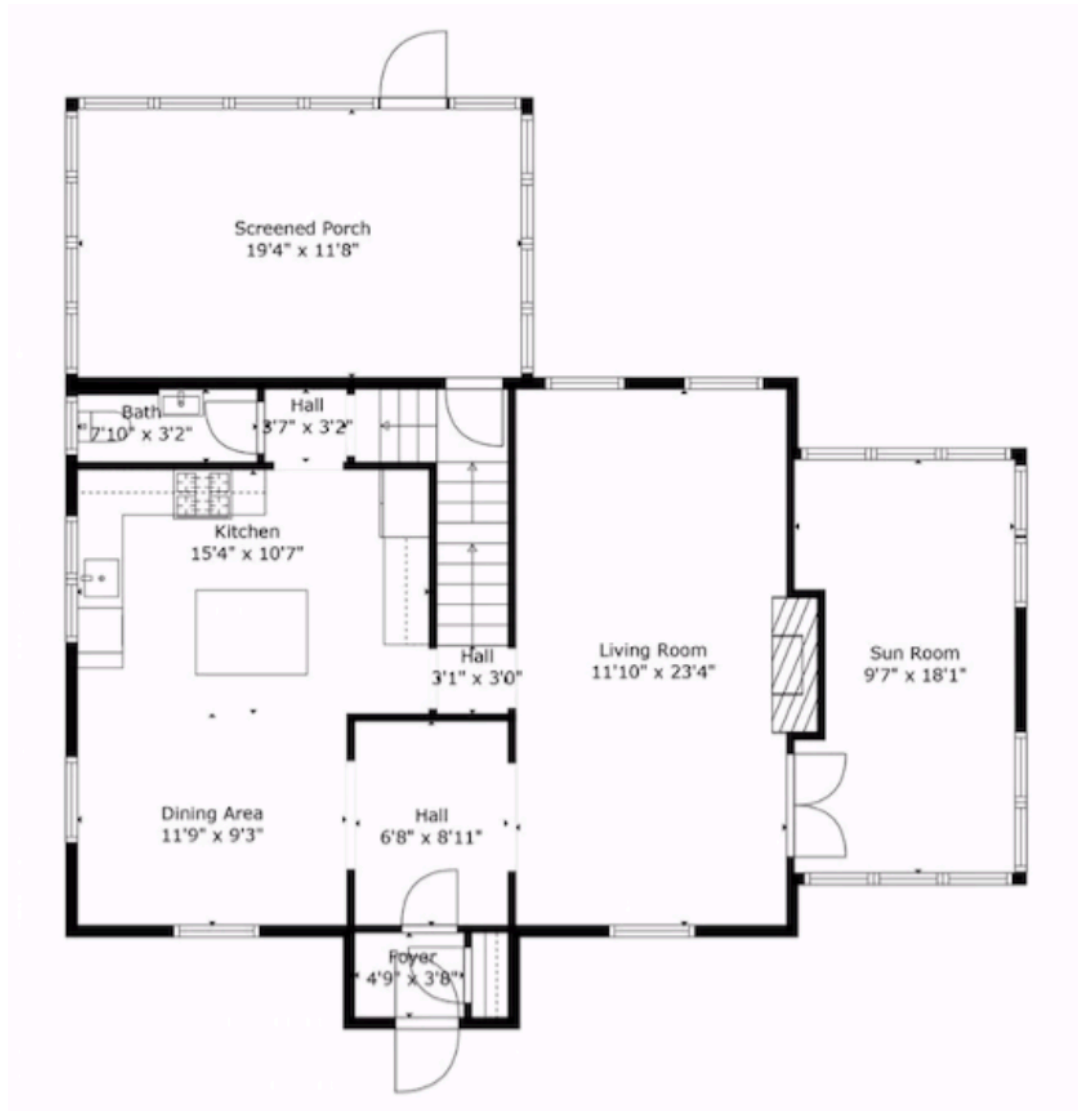


Figure 38: First Floor Plan

Entry Foyer and Hall

The entry foyer is accessed by the dark-stained wood entry door. The door is flanked by multi-pane sidelights and hung with substantial brass hardware, including a mail slot set into the right-hand sidelight. The floor is two-inch wood plank flooring that continues from the foyer into the hall beyond.

The entry hall features a shallow round-arched display niche. The crown molding and baseboards are original to the residence.



Figure 39: Front Foyer, Looking West at the Main Entrance Door



Figure 40: Entry Hall, Detail of Niche and Trim

Living Room

The living room is anchored by a painted fireplace with a plain running-bond brick surround set beneath a mantel shelf. The room's oak strip flooring is a continuation from that in the entry foyer and hall; the ceiling is trimmed with a molded cornice, and the multi-pane double-hung wood windows retain their original wood casings.



Figure 41: Living Room



Figure 42: Living Room, Fireplace Detail

Dining Room

The dining room repeats the strip oak flooring and a molded crown cornice that continues from the adjoining rooms, together with the wood-cased double-hung windows.



Figure 43: Dining Room, Adjacent to the Kitchen (Open Concept)

Kitchen

The kitchen was fully modernized circa 2022 with painted flat-panel cabinetry, a large center island with stone countertops, and updated lighting and appliances. An arched opening affords a view through the stair hall to the living room.



Figure 44: Kitchen



Figure 45: Kitchen, Looking Through to the Living Room (Main Stair at Landing)

Three-Season Porch and Ancillary First-Floor Spaces

The enclosed three-season porch retains a molded crown cornice and a bank of multi-pane wood windows fitted with interior louvered shutters; multi-pane 10-lite French doors with wood mullions open from the porch into the living room. There is a first-floor powder room that has been modified. The rear screened-in porch retains the wood shingle exterior wall surface and multi-pane wood window openings of the main house.



Figure 46: Three-Season Porch



Figure 47: Three-Season Porch, Detail of Crown Molding and French Doors into Living Room



Figure 48: First-Floor Powder Room



Figure 49: Enclosed Rear Porch



Figure 50: Enclosed Rear Porch, Rear Façade Entrance

Second-Floor Hallway

The second floor has three bedrooms and two bathrooms.

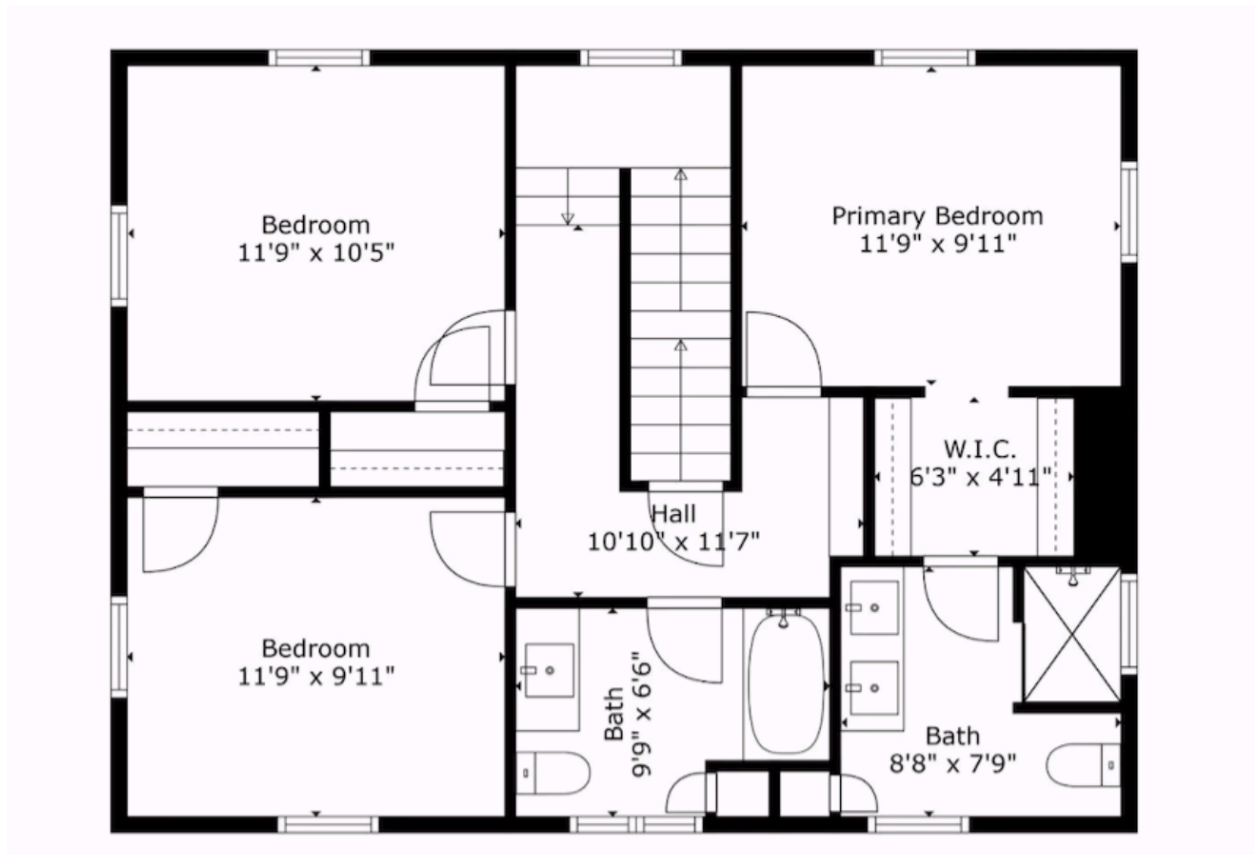


Figure 51: Second Floor Plan

The second-floor hallway has oak strip flooring and paneled wood doors with molded casings and brass hardware with glass doorknobs. A shallow round-arched niche, echoing the one in the entry hall below, houses a built-in linen cupboard with paneled cabinet doors and open display shelving above.



Figure 52: Second-Floor Hallway



Figure 53: Second-Floor Hallway, Built-In Detail

Primary Bathroom

The primary bathroom has been fully modernized with a marble tile floor and a tall built-in linen closet with flat-panel cabinet doors, though a pair of multi-pane wood casement windows with visible strap hinges appear to retain their historic sash and hardware.



Figure 54: Primary Bathroom

Basement

The basement is accessed via a service stair from the kitchen, a straight run with painted wood treads, risers, and a plain wood handrail. The basement hosts both finished and unfinished spaces. This mix of finished and unfinished conditions is typical of a residence of this age.



Figure 55: Back Stairwell from Kitchen to the Basement (Rear Façade Entrance at Landing)

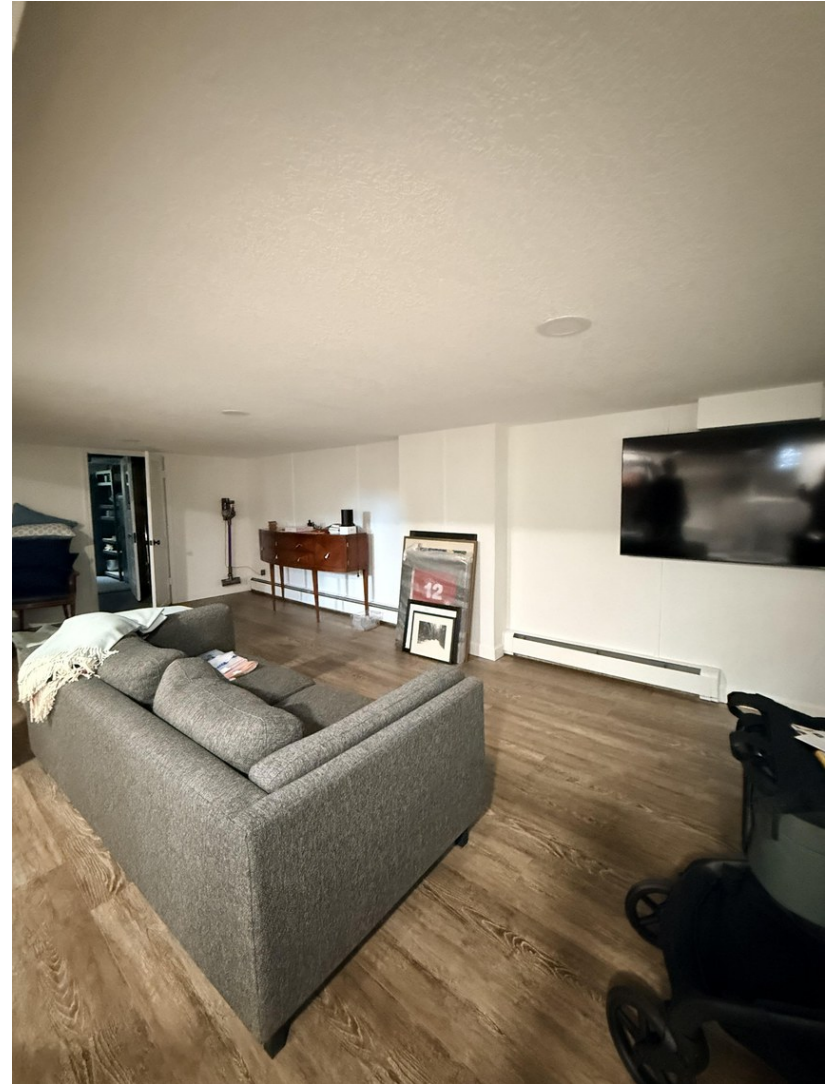


Figure 56: Basement Family Room



Figure 57: Basement, Unfinished Storage Room



Figure 58: Basement, Window Detail



Figure 59: Basement, Hot Water Tank

Alterations

The residence has experienced relatively limited alterations since its construction and continues to retain its historic architectural identity. Village of Glen Ellyn Building Department permit records, obtained via Freedom of Information Act (FOIA) request, document no permits prior to 1977²⁷; the alterations described below represent the complete permit history produced by the Village in response to the 2026 FOIA request.

A plumbing permit for new water and sewer service was issued in 1977, at a total fee of \$23.00.²⁸

In March 1982, Permit No. B-6781, authorized construction of a screened patio/room addition. The contractor was Tri-Land Construction, with an estimated construction cost of \$3,000; inspections including footing, framing, electrical, and final approval were completed by July 1982.²⁹

A permit was issued in June 1986, Permit No. B-9010, for conversion of a flat porch roof to a pitched roof. The contractor was William G. Wulff, with an estimated construction cost of \$2,250; final inspection was approved in August 1986.³⁰

A sewer repair permit was issued to Wheaton Trenching in April 1992, at a permit fee of \$25.00.³¹

Permit No. B22262 (2003) authorized a front porch remodel. The architect of record was Carlos Pepel Kennedy & Associates and the contractor was Sather Builders Inc., with an estimated construction cost of \$7,000. The documented framing and electrical inspections indicate structural and electrical improvements to the existing porch rather than a complete replacement. The primary entrance composition and overall Colonial Revival character remain intact. Framing and electrical inspections were approved June 17, 2003.³²

In July 2006, Permit No. B25972 authorized replacement of a western red cedar fence between garages, at an estimated construction cost of \$500; the permit was approved July 11, 2006.³³

Real estate listing information indicates that interior renovations were undertaken in approximately 2022, including a kitchen reconfiguration, a new primary bathroom, an updated hall bathroom, and general interior finish improvements.³⁴ These alterations appear concentrated within interior spaces and do not substantially affect the exterior architectural significance of the residence. Most recently, in 2025, Permit No. 2025-1549-PVD authorized removal and

²⁷ The FOIA-requested records merely show that no earlier permit was produced or survives in the file reviewed.

²⁸ Village of Glen Ellyn Building Department, 345 N. Montclair Avenue, Permit Records, 1977–2025, obtained via Freedom of Information Act request, May 2026.

²⁹ Ibid.

³⁰ Ibid.

³¹ Ibid.

³² Ibid.

³³ Ibid.

³⁴ Redfin, “345 N. Montclair Avenue, Glen Ellyn, IL,” real estate listing, 2025.

replacement of a section of the basement slab, with contractors Leonard Carpentry Inc. and Voightmann Services referenced on the permit record.³⁵

³⁵ Village of Glen Ellyn Building Department, Permit Records.

ARCHITECTURAL STYLE: COLONIAL REVIVAL

The Colonial Revival House

The Flint House is an excellent example of a Colonial Revival style house. The “Architectural resources in the Turner-Duane Survey Area in Glen Ellyn” states the following:

The house at 345 Montclair Avenue is a fine example of the traditional frame Colonial Revival popular throughout the United States in the early 20th century. The house exhibits the characteristic rectangular massing and side gable roof with cornice returns. The front façade is symmetrical, with double hung windows flanking a center entry. The front entry porch features a balustrade roof and square piers. The one-story sun porch extends from the south elevation of the house. The first appearance of Colonial Revival architecture was at the 1876 Centennial Exposition in Philadelphia. The popularity of the Fair and the word of mouth from fair visitors once they returned to their hometowns popularized Colonial Revival architecture as a national style. The 1876 celebrations awakened an interest in America's Colonial architectural heritage, with the state buildings of Massachusetts and Connecticut designed as reproductions of local colonial houses.³⁶ Even before the Fair, the demolition of the celebrated John Hancock House in 1876 shocked and saddened the country. The nationalism and patriotism that grew out of these events created a movement that had a profound effect on all aspects of American culture through World War II and into the 1950s, most clearly articulated in American architecture.

Immediately following the 1876 fair, members of the fashionable and influential east coast architectural firm of McKim, Mead and White traveled on a sketching tour through New England during which they studied original Georgian and Adam buildings first-hand. By 1886, the firm had executed two landmark houses in the style — the Appleton House in Lenox, Massachusetts and the Taylor House in Newport, Rhode Island.³⁷

The interest in Colonial architecture was reinforced by the Classical architecture experienced at the 1893 World's Columbian Exposition in Chicago, where Colonial Revival architecture, with its classical detailing, order, and symmetry, offered an alternative to the exuberance of the Queen Anne style and the informality of the Shingle style. Several of the state buildings at the Fair were inspired by Colonial architecture, specifically Nebraska, North Dakota, Massachusetts, Ohio, New Jersey, Kentucky, West Virginia, and Virginia.

After the 1893 Exposition, the Colonial style became widely published and reviewed in journals and popular magazines. In 1898, *The American Architect and Building News* began an extensive series called “The Georgian Period: Being Photographs and Measured Drawings of Colonial Work with Text.” The White Pine Series of Architectural Monographs, edited by Russell F. Whitehead and Frank Chouteau Brown, dominated by photographs of Colonial buildings, was published beginning in 1915 and served as an inspiration for many Colonial Revival designs. These publications, along with numerous books on the period, led to a wide understanding of the prototypes on which Colonial Revival architecture was based, including Donald Millar's *Measured Drawings of Some Colonial and Georgian Houses* (New York, 1916–1930) and Fiske

³⁶ Fiske Kimball, *Domestic Architecture of the American Colonies and of the Early Republic* (New York: Charles Scribner's Sons, 1922). Dover Press republished this book in 1966. Information on the history of interest in the Colonial Revival movement may be found in the Introduction, on pages xvii–xx.

³⁷ Ibid.

Kimball's Domestic Architecture of the American Colonies and of the Early Republic (1922).³⁸ The widespread availability of articles, books, and drawings served as guides for both the seasoned architect and the layman carpenter for executing the popular Colonial Revival style locally with an attention to stylistic prototypes and academic representations previously unseen.

In addition to being associated with patriotism and American heritage, the Colonial Revival was associated with position and status; it appealed to old society — Americans who wished to carry on their ancestors' traditions. Before 1900, organizations based on ancestral lineage such as the Daughters of the American Revolution were founded for the study and appreciation of family lineage, and as suited the name of the organizations, they were often housed in Colonial Revival buildings. Boston architect Robert D. Andrews maintained, in 1904, that these societies were largely responsible for the rise in popularity of the Georgian style in domestic architecture.³⁹

During the 1910s and 1920s, when styles selected for house design were actively discussed in contemporary journals, the American Colonial style, in all its variations, was a frequent topic. In the March 1923 issue of *The Architectural Forum*, Aymar Embury II, A.I.A., wrote an article titled “Modern American Country Houses,” discussing a shift in interest from the French style popularized by Richard Morris Hunt to the Colonial, noting that the widespread publication of measured drawings had allowed architects to “see colonial without his spectacles,” producing a new vision of the style.

The Colonial Revival style changed over time, and as such there is much variation within the style. Later Colonial Revival residences resembled their prototypes more closely in proportion and detail, whereas early Colonial Revival residences were built more on a Queen Anne scale. Most often the Colonial Revival style is characterized by Classical detail, order, and symmetry, typically in a rectangular form. In a Colonial Revival house, the front door is located in the center and accentuated — many times with classical features such as fanlights or pediments. Windows, including dormers, are distributed symmetrically, are double hung, and typically have multi-pane glazing. Shutters are common. Roofs may be hipped or gabled, or in the case of Dutch Colonial Revival, gambrel. Brick, wood clapboard, and wood shingles are favored materials. Classical elements including cornices with modillions and dentils, balustrades, columns, and pilasters are also common. Many Colonial Revival houses have front entrances flanked by sidelights and small front porches with columns supporting a pedimented roof or balustrade.

Colonial Revival in Glen Ellyn

Colonial Revival architecture became common throughout Glen Ellyn during the village's rapid residential growth of the 1910s and 1920s. As new subdivisions were platted, homeowners frequently chose the style for the stability and permanence it projected. It suited Glen Ellyn's growing population of business owners, professionals, and executives — Charles Flint among them — who wanted distinguished residences within commuting distance of Chicago.

The Village's Historic Preservation Commission has described Glen Ellyn's building stock as a blend of period styles rather than any single architectural type, citing Greek Revival, Victorian,

³⁸ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1984), 326.

³⁹ Mark Alan Hewitt, *The Architect & the American Country House, 1890–1940* (New Haven: Yale University Press, 1990), 84.

Arts and Crafts, Colonial Revival, Mission, and local vernacular forms among those represented across the community⁴⁰ — a diversity that reflects the village's layered growth across nearly a century of subdivision activity. Colonial Revival's local presence is concentrated in the residential subdivisions, like R.V. Spalding's Fourth Subdivision, platted during the 1910s and 1920s building boom described above, rather than in a single, unified wave of construction.

345 N. Montclair Avenue was built circa 1926, at the height of the style's national popularity. It illustrates how the Colonial Revival was applied in a local suburban context during the interwar period.

Colonial Revival Features Present at 345 N. Montclair Avenue

345 N. Montclair Avenue is a strong vernacular example of the Colonial Revival style, applying its architectural vocabulary consistently across all four elevations rather than reserving it for the front façade alone. The house is clad throughout in painted wood shingle siding and covered by gabled roofs, both favored Colonial Revival materials and forms, and dentil eaves recur at multiple rooflines, unifying the composition. On the primary (west) façade, the front door is centered at the first level and accentuated by a covered entrance porch with a roof carried on paneled posts. The front door has window openings flanking it symmetrically, each multi-light double-hung sash paired with a louvered shutter; the porch eave is trimmed with dentil molding. At the second level, a balcony surrounded by a simple railing sits directly above the entrance porch, continuing the façade's vertical axis, while a row of double-hung windows and a matching dentilled eave complete the composition.

The secondary facades have the same detailing rather than a simplified version of it. The south façade follows the same top-to-bottom logic on a smaller scale: at the first level, a one-story three-season porch repeats the main massing's shingle cladding, gabled roof, and dentilled eave rather than introducing a different material; at the second level, a brick chimney rises between paired quarter-found windows, a small-scale classical flourish applied even to this secondary elevation. The north façade's second-level round-arched attic window, set within a molded surround with a fanlight of radiating muntins, is a further instance of this pattern — a classical detail placed on the elevation least likely to be seen from the street. This consistency across primary and secondary facades alike is the clearest evidence of the house's architectural integrity as a Colonial Revival design.

⁴⁰ "Downtown Glen Ellyn Recognized for Historical Significance," *Shaw Local*, July 26, 2013, accessed July 16, 2026, <https://www.shawlocal.com/2013/07/26/downtown-glen-ellyn-recognized-for-historical-significance/axu1qy1/>.

LANDMARK STATUS OF THE PROPERTY

Based on the research presented in this nomination, the property at 345 N. Montclair Avenue satisfies four of the ten criteria pursuant to the Village's Historical Landmark Nomination criteria (Section 2-13-2, A.1):

- [Condition B] Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
- [Condition C] Its value as an example of the architectural, cultural, economic, historic, or social aspect of the heritage of the Village of Glen Ellyn;
- [Condition D] Its distinguishing characteristic of architecture is inherently valuable for the study of a time period, property type, or method of construction;
- [Condition H] Its exemplification of an architectural type or style distinguished by overall quality of design, detail, materials, or craftsmanship.

These criteria are addressed below:

[Condition B] Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration.

345 N. Montclair Avenue satisfies each of these four measures directly. Its integrity of location is straightforward: the house remains on its original site within R.V. Spalding's Fourth Subdivision, and the surrounding block still reflects the subdivision pattern platted in 1922; therefore, the house looks today as it did originally--within the same setting. Its integrity of design is equally intact — the façade, from the centered entrance to the balcony above it, is substantially unchanged, and permit records confirm that none of the documented alterations — the 1982 screened room addition, the 1986 porch roof modification, the 2003 front porch remodel, and the 2022 interior renovation — appear to have changed the primary façade's fenestration, entrance, or balcony. Its integrity of materials is visible in the wood shingle cladding, dentilled cornices, and multi-light windows original to its 1926 construction; this is carried consistently across all four elevations rather than confined just to the front. And its integrity of workmanship is borne out by the same consistency: the quarter-round windows, and round-arched attic window are executed with the same level of detail on the house's secondary elevations as on its primary façade, evidence of a house built — and maintained — with quality workmanship. This house has passed through eight ownership phases and nearly a century of continuous use without losing any of these four qualities; it is the result of a run of owners who worked within the house's original design rather than substantially changing it.

[Condition C] Its value as an example of the architectural, cultural, economic, historic, or social aspect of the heritage of the Village of Glen Ellyn.

The house exemplifies Glen Ellyn's most rapid period of suburban subdivision, and its ownership record tells that story at the residential level. It was built circa 1926 on ground Roy V. Spalding had subdivided four years earlier, and was occupied by Charles W. Flint, president of a shipping

information company, before the decade's end, the unresolved legal relationship between the two men, a recorded quitclaim deed with no previous deed of conveyance, is itself a small artifact of how quickly and informally this land changed hands during the boom. The Lancaster family who followed included a bank cashier who was later, an investment-house executive, and the Mueller family, who after them stayed forty-nine years. All were good stewards of anchoring the property through the mid- and late twentieth century. Taken together, this is a record of the same professional, commuting class that built Glen Ellyn as a Chicago suburb, occupying the same house across three generations of the village's growth.

[Condition D] Its distinguishing characteristic of architecture is inherently valuable for the study of a time period, property type, or method of construction.

345 N. Montclair Avenue was built at the height of Colonial Revival's national popularity, on a lot platted during Glen Ellyn's most active decade of residential development, and it has kept the massing, materials, and detailing from that period intact. As a style, it represents the single-family Colonial Revival dwelling that came to define Glen Ellyn's 1910s and 1920s subdivisions, built for business owners and professionals who chose the style for its image of comfort and stability. As a method of construction, it preserves period-appropriate materials and detailing — wood shingle cladding, gabled roof forms, and dentilled cornices.

[Condition H] Its exemplification of an architectural type or style distinguished by overall quality of design, detail, materials, or craftsmanship.

345 N. Montclair Avenue is a significant local example of the Colonial Revival style, applying its vocabulary consistently across all four facades rather than reserving it for the façade alone. On the primary (west) façade, the centered entrance, symmetrical multi-light 8/1 windows and shutters, and matching dentilled eaves at both the porch and the second-floor express typical characteristics of the Colonial Revival style. That same care carries through to the secondary facades, repeating the home's shingle cladding, gabled roof, and dentilled eaves. On the north façade there is a brick chimney with quarter-round window flanking it at the second floor; the north façade, plain at the ground level, features a round-arched attic window with a molded surround and a fanlight with radiating muntins. This is not a house with one showpiece façade — its detail is given the same level of consideration on every side, and that consistency is the clearest evidence of its craftsmanship and its integrity as a fine example of Colonial Revival architecture.

Summary Opinion

345 N. Montclair Avenue has considerable architectural and historical significance that warrants its designation as a Glen Ellyn Landmark. Built circa 1926, near the height of Colonial Revival popularity, the house has retained its architectural integrity through nearly a century of continuous residential use, and satisfies four of the criteria on the Village's Historical Landmark Nomination Form, as set forth above.

The property also carries a well-documented ownership history, including early occupant Charles W. Flint, the twenty-seven-year tenure of the Lancaster family, and the forty-nine-year

occupancy of the Mueller family. Designation would preserve both the architectural and the historical record of the property.

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The following supporting documentation is referenced throughout this nomination or provides additional context beyond what is reproduced in the body of the report.

Figures 3–5 and 15–17 above reproduce the location map and the 1919, 1924, and 1929 Sanborn Fire Insurance Maps in the body of this report. The 1904 E.W. Zander & Company advertisement map reproduced below (Figure 60) is an additional map source identified during research and was not otherwise illustrated in the body of this report.

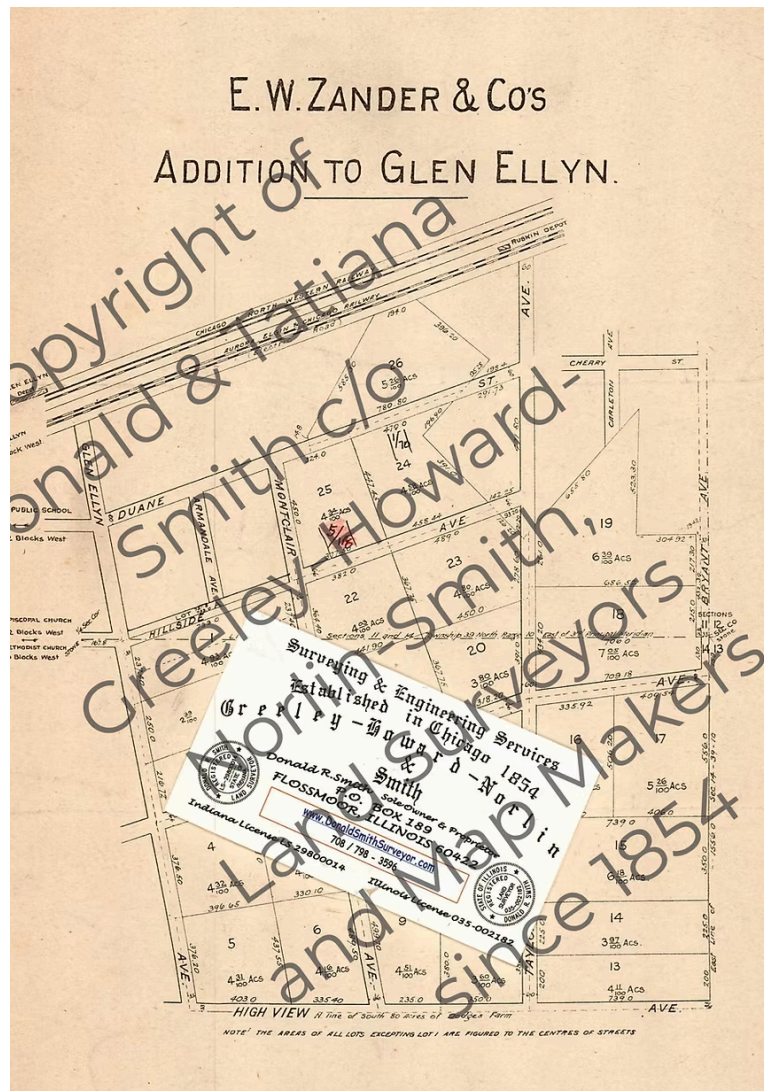


Figure 60: Chicago Area Antique 1904 Advertisement Map of Glen Ellyn — E.W. Zander & Co. 's Addition. Chicagoland History Maps, accessed May 26, 2026, <https://www.chicagolandhistorymaps.org/product-page/chicago-area-antique-1904-advert-map-of-glen-ellyn-e-w-zander-co-s-add>.

Appendix B: DuPage County Tax Assessment ("Lot Book") Records, 1922–1934

The following DuPage County Lot Book pages document the assessed valuation of Lot 5 across the years bracketing the residence's construction and the Spalding–Flint–trust deed sequence, and are the primary evidentiary basis for the circa-1926 construction date.

TWP. ORG.						J.P. PETTINGER & CO., CH. AND PUBLIC OFFICE STATISTICAL, CHICAGO											
No. of Line	In Whose Name Assessed IN CORPORATION	Part of Lot or Block	Sub-Lot	Lot	Blk.	Value as Fixed by Board of Review	Assessed Value by Tax Bureau	School Dist. No. 41	Hgt School and Park Dist.	State Tax	County Tax	Town Tax	Road and Bridge Tax	Forest Preserve Tax	Hard Road Tax	TAX	
						Dollars				Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	
1	E.W. Zander & Co's. Addition to Glen Ellyn.									GLEN ELLYN HIGH SCHOOL							
2	James Drummond	n. 65 ft. of d. 315 ft.		6		195			GLEN ELLYN PARK	88	139	22	102	20			
3	Frederick M. Krumer	n. 50 ft. of d. 250 ft. of e. 137 ft.		6		75				34	54	09	39	08			
4	same	e. 87 ft. of d. 200 ft.		6		1995				898	1417	220	1038	200			
5	J. W. Michael, Jr.	n. 50 ft. d. 250 ft. w. 198 ft.		6		100				45	71	11	62	10			
6	Elmer E. Chapman	e. 1 acre		8		705				318	501	78	367	71			
7	Joseph J. Hart	w. 58 ft. of n. 200 ft. d. 162 ft.		8		510				230	263	57	266	51			
8	Roy V. Spalding	Pt.		8		575				259	409	64	294	58			
9	H. A. Larson	that pt. desc'd in Deed Book 135 pg 96 (n. 75 ft. of d. 151 ft. of n. 308 ft.)		8		750				338	533	83	390	75			
10	Julius B. Mallin	(e. e. 162 ft.)		8		1200				540	852	132	624	120			
11	Philip B. Miller	that pt. desc'd in Book 135 Deed P. 440 - d.w. cor.		8		600				270	426	66	312	60			
12	Wm. M. Graves	e. 50 ft. of w. 150 ft. of n. 150 ft.		8		965				435	686	104	502	97			
13	Edgar F. Brown	e. 100 ft. of d. 225 ft.		9		105				48	75	12	55	11			
14	Earl B. Jewell	e. 50 ft. w. 100 ft. n. 150 ft.		8		1090				491	774	120	527	104			
15	Harry Scull	d. 125 ft. (e. e. 100 ft.)		9		75				34	54	04	34	18			
16	Roy V. Spalding	n. 100 ft. of d. 225 ft. (e. e. 100 ft.)		9		60				27	43	17	32	16			
17	Mary E. Moray	Block 9 (e. d. 225 ft.) + all		10		225				102	160	25	117	23			
18																	
19						9225				4157	6557	1022	4801	927			
20																	

Figure 61: DuPage County, 1922 DuPage Lot Book: Glen Ellyn, Vol. 12 (Wheaton, IL: DuPage County, 1922), accessed May 28, 2026.

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List of Taxable Lots and Blocks in the VILLAGE of GLEN ELLYN, in the

TWP. ORG.

P. P. FETTERBERG & CO. CHICAGO

No. of Line	In Whose Name Assessed	Part of Lot or Block	Sub-Lot	Lot	Blk.	Value as Fixed by Board of Review	Equalized Value by State Board	School Dist.	High School and Park Dist.	State Tax	County Tax	Town Tax	Road and Bridge Tax	Forest Preserve Tax	Hard Road Tax	TAX	
		IN CORPORATION				Dollars				Dolls	Cts	Dolls	Cts	Dolls	Cts	Dolls	Cts
1	R. V. Spalding's 4 th Subdivision W. pt. Block 8																
2	Gander Co's Addition to Glen Ellyn																
11589	R. V. Spalding			1		1050		41	87								
11590	Same			2		1175											
11591	Same			3		1360											
11592	Harry M. Kennedy			4		1055											
11593	R. V. Spalding			5		135											
11594	Same			6		65											
11595	Edward C. Burger			7		665											
11596	R. V. Spalding			8		665											

County Road Bond Tax	City or Village Tax	Library Tax
Dolls Cts	Dolls Cts	Dolls Cts

✓ 1524

Figure 62: DuPage County, 1924 DuPage Lot Book: Glen Ellyn, Vol. 17 (Wheaton, IL: DuPage County, 1924), accessed May 28, 2026.

6

List of Taxable Lots and Blocks in the VILLAGE of GLEN ELLYN, in the

R.V. Spalding's 4th Subdivision of part Block 8, Zander Co's Add to Glen Ellyn

Lot No.	In Whose Name Assessed	Part of Lot or Block IN CORPORATION	Sub Lot	Lot	Block	Value as Fixed by Board of Review Dollars	Equalized Value by State Board	School Dist. No.	High School and Park Dist.	State Tax	County Tax	Town Tax	Road and Bridge Tax	Forest Preserve Tax	Hard Road Tax	TOTAL CURRENT TAX
										Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts	Dolls Cts
1	R.V. Spalding			1		1050	11.66	41	87							12943
2	Same			2		1175										13701
3	Herbert M. Bateon			3		1360										15858
4	Ethel R. & Roy V. Spalding			4		1255										14633
5	R.V. Spalding			5		1050										12943
6	Same			6		1450										16907
7	Edward C. Burger			7		665										7754
8	R.V. Spalding			8		665										7754

Pay 3498
Abate 12943
Abate 12943

Figure 63: DuPage County, 1925 DuPage Lot Book: Glen Ellyn, Vol. 3 (Wheaton, IL: DuPage County, 1925), accessed May 28, 2026.

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List of Taxable Lots and Blocks in the VILLAGE of GLEN ELLYN, in the

TWP. ORG.

P.J. PETTIGREW & CO., LAW AND PUBLIC OFFICE STATISTICAL, CHICAGO

No. of Line	In Whose Name Assessed	Part of Lot or Block	Sub-Lot	Lot	Blk.	Value as fixed by County Board of Review	Unimproved Value by Tax Dept	Total Tax Rate	School Dist. No.	High School and Park Dist.	State Tax	County Tax	Town Tax	Road and Bridge Tax	Forest Preserve Tax	Hard Road Tax	TOTAL CURRENT TAX	
						Dollars					Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts
	IN CORPORATION																	
	GLEN ELLYN PARK																	
1	R. V. Spaulding's 4th Subdivision 1st Block 8																	
2	E. W. Gaudet & Co's Addition to Glen Ellyn							1182	41	87								
3	R. V. Spaulding			1		1050												12411
4	same			2		1175												13889
5	Herbert M. Batson			3		1360												16075
6	Edith R. & Roy H. Spaulding			4		1255												14834
7	R. V. Spaulding	(E. 510 ft of W. 133 ft)		5		1030												12175
8	J. B. Gray	(mess on S line)		5		20												236
9	R. V. Spaulding	E. 58 ft. (mess on S line)		6		40												473
10	J. B. Gray	W. 139 ft (mess on S line)		6		1410												14170
11	DuPage Trust Co.			7		665												7860
12	R. V. Spaulding			8		665												7860
13																		
14						8660												102479

Figure 64: DuPage County, 1926 DuPage Lot Book: Glen Ellyn, Vol. 2 (Wheaton, IL: DuPage County, 1926), accessed May 28, 2026.

13																													
LIST OF TAXABLE TOWN LOTS IN THE VILLAGE OF GLEN ELLYN																													
NAME OF SUBDIVISION B. V. Spalding's Fourth Subdivision, Du Page County, Ill.														FULL VALUATION AS FIXED BY BOARD OF REVIEW		Assessed Val. as Fixed by Board of Review	Equalized Val. by State Tax Com.	Total Tax Rate	Total Current Tax	BACK TAX		Total Amount Tax Due	Sold for Taxes or Specials	Special Assessment Nos.					
IN CORPORATION														Lands or Lots	Improvements	Dollars	Dollars	Dollars		Dolls.	Cts.	Forfeited Generals	Forfeited Specials	Dolls.	Cts.	Dolls.	Cts.		
No. of Line	Statement No.	IN WHOSE NAME ASSESSED				PART OF LOT OR BLOCK	Sub. Lot	Lot	Block	No. of Acs. Acs 100s	School Dist.	High School Dist.	Park Dist.	Sanitary Dist.	Dollars	Dollars	Dollars		Dolls.	Cts.	Dolls.	Cts.	Dolls.	Cts.					
1	22968	Roy V Spaulding					1				41	87	Glen Ellyn		420	1800	2220	581		18899	✓					55-	1-10		
2	22969	same					2								420	1780	2200			18788	✓					55-	1-11		
3	22970	Herbert M Batson					3								520	2760	3280			19057	✓					55-	1-12		
4	22971	Echel R & Roy V Spaulding					4								500	1720	2220			14119	✓					55-	1-13		
5	22972	Roy V Spaulding				(E 51 1/2 x 8 1/4 133 ft) (meas on S line)	5								500	2000	2500			14525	✓					55-	1-14		
6	22973	J B Gray				(meas on S line)	5							✓	80		80			465	✓								
7	22974	Roy V Spaulding				E 58 ft (meas on S line)	6								80		80			465	✓								
8	22975	J B Gray				W 139 ft (meas on S line)	6							✓	300	2000	2300			13363	✓								
9	22976	Du Page Trust Co Trustee					7								380	1420	1800			10458	✓					55-	1-15		
10	22975	Philip B Miller, et al					8								520	900	1420			8251	✓								
11																													
12																													
13																													
14																													
																18360													

Figure 65: DuPage County, 1927 DuPage Lot Book: Glen Ellyn, Vol. 5 (Wheaton, IL: DuPage County, 1927), accessed May 28, 2026.

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List of Taxable Town Lots in the VILLAGE of GLEN ELLYN

5726—Illinois Office Supply Company, Ottawa, Illinois.

NAME OF SUBDIVISION		R. V. Spaulding's Fourth Subdivision, Du Page County, Ill.										FULL VALUATION AS FIXED BY BOARD OF REVIEW		Assessed Valuation as Fixed by Board of Review	Equalized Value by State Tax Com.	Total Tax Rate	Total Current Tax	BACK TAX		Total Amount Tax Due	Sold for Taxes or Specials	Special Assessment Nos.
IN CORPORATION												Lands or Lots	Improvements	Dollars				Forfeited Generals	Forfeited Specials	Dols. Cts.	Dols. Cts.	
No. of Lots	Statement No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub. Lot	Lot	Block	No. of Acres Acres 1908	School Dist.	High School Dist.	Park Dist.	Sanitary Dist.	Dollars	Dollars	Dollars			Dols.	Cts.	Dols.	Cts.	Dols.	Cts.
1	27012	Roy V. Spaulding			1							420	1800	2220	✓	6.09	13520	✓			4479	55-
2	27013	Roy V. Spaulding			2							420	1780	2200	✓		13398	✓			4480	55-
3	27014	James E. McMillan			3						✓	520	2760	3280	✓		19976	✓				
4	27015	German H. Hill			4							500	2000	2500	✓		15106	✓			4481	55-
5	27016	R. V. Spaulding	(Ex. 1. 10 ft. of W. 133 ft.) (mean on S. line)		5						✓	500	2000	2500	✓		15106	✓			4482	55-
6	27017	J. B. Gray	(mean on S. line)		6						✓	80		80	✓		488	✓			4483	55-
7	27018	Roy V. Spaulding	E. 58 ft. (mean on S. line)		6						✓	80		80	✓		488	✓			4484	55-
8	27019	J. B. Gray	W. 133 ft. (mean on S. line)		6						✓	300	2000	2300	✓		14007	✓			4485	55-
9	27020	R. C. Elvan			7							380	1420	1800	✓		10962	✓				
10	27021	Wm. E. Gray, Trustee			8						✓	520	900	1420	✓		8648	✓				
11																						
12														18360			111816					
13																	111816					

No Change in valuation by State Tax Commission

Figure 66: DuPage County, 1928 DuPage Lot Book: Glen Ellyn, Vol. 5 (Wheaton, IL: DuPage County, 1928), accessed May 28, 2026.

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List of Taxable Town Lots in the VILLAGE of GLEN ELLYN

7663—Illinois C

NAME OF SUBDIVISION												FULL VALUATION AS FIXED BY BOARD OF REVIEW		Assessed Valuation as Fixed by Board of Review	Equal-ized Value by State Tax Com.	Total Tax Rate	Total Current Tax	BACK TAX					
IN CORPORATION												Lands or Lots	Improvements	Dollars	Dollars	Dollars	Dols.	Cts.	Dols.	Cts.	Forfeited Generals	Forfeited Specials	
No. of Line	Statement No.	IN WHOSE NAME ASSESSED				PART OF LOT OR BLOCK	Sub. Lot	Lot	Block	No. of Acres Acres 100s	School Dist.	High School Dist.	Park Dist.	Sanitary Dist.	Dollars	Dollars	Dollars						
1	2677	Roy B. Spaulding						1			41	87	Glen Ellyn	✓	420	1860	2280	✓	6.11	139.31	✓	✓	
2	26773	Same						2						✓	420	1900	2320			141.76	✓	✓	
3	26774	CHICAGO TRUST CO., TRUSTEE						3						✓	520	2760	3280			200.41	✓	✓	
4	26775	Common H. Hill						✓						✓	520	2760	3280			151.52	✓	✓	
5	26776	P.V. Spaulding				2x810 ft. x 11133 ft. (meas. on blue)		5						✓	500	2000	2500			152.75	✓	✓	
6	26777	John B. Gray				210 ft. x 11133 ft. (meas. on blue)		5						✓	80		80			48.7	✓	✓	
7	26776	Same				65 ft. (meas. on blue)		6						✓	80		80			48.7	✓	✓	
8	26777	Same				1139 ft. (meas. on blue)		6						✓	300	2000	2300			140.53	✓	✓	
9	26778	R.C. Swan						7						✓	380	1420	1800			109.98	✓	✓	
10	26779	Wm. E. Gary Trustee						8						✓	520	900	1420			86.77	✓	✓	
11																							
12																	18540			113282			

Figure 67: DuPage County, 1929 DuPage Lot Book: Glen Ellyn, Vol. 6 (Wheaton, IL: DuPage County, 1929), accessed May 28, 2026.

List of Taxable Town Lots in the VILLAGE of GLEN ELLYN												5415 - Illinois Office Supply Company, Ottawa, Illinois.														
NAME OF SUBDIVISION R. V. Spaulding's Fourth Subdivision, Du Page County, Ill.												FULL VALUATION AS FIXED BY BOARD OF REVIEW		Assessed Valuation as Fixed by Board of Review	Real-estate Value by State Tax Com.	Total Tax Rate	Total Current Tax	BACK TAX		Total Amount Tax Due	Sold for Taxes or Specials	Special Assessment Nos.				
IN CORPORATION												Lands or Lots	Improvements	Dollars	Dollars	Dollars			Forfeited Generals	Forfeited Specials						
No. of Statement Line	IN WHOSE NAME ASSESSED					PART OF LOT OR BLOCK	Sub-Lot	Lot	Blk.	No. of Acres Across 18th	School Dist.	High School Dist.	Park Dist.	Sanitary Dist.	Dollars	Dollars	Dollars		Dols.	Cts.	Dols.	Cts.	Dols.	Cts.		
1	Roy T. Spaulding							1		41.87	Glen Ellyn				420	1860	2280	6.10	13908						55	
2	Same							2							420	1900	2320		14152						SOLD	
3	CHICAGO TRUST CO., TRUSTEE							3							520	2760	3280		20008						SOLD	
4								4							510	1820	2330		15128						SOLD	
5	R. T. Spaulding (Ex 810 ft x 133 ft (area on S line))							5							500	2000	2500		15250						55	
6	John B. Gray (area on S line)							6							80		80		488						55	
7	Same							6							80		80		488						55	
8	Same							6							300	2000	2300		14030						55	
9	H. R. Swan							7							380	1420	1800		10980							
10	Wm. E. Gray Trustee							8							520	900	1420		8662							
11																										
12																										
13																										

Figure 68: DuPage County, 1930 DuPage Lot Book: Glen Ellyn, Vol. 41 (Wheaton, IL: DuPage County, 1930), accessed May 28, 2026.

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List of Taxable Town Lots in the VILLAGE of GLEN ELLYN

NAME OF SUBDIVISION IN CORPORATION		R. V. Spalding's Fourth Subdivision, Du Page County, Ill.											TOTAL TAX RATE AND Total Tax 1st 1898.											Total Current Tax 2nd 1st.		BACK TAX Forfeited Generals Forfeited Specials				Total Amount Tax Due		Sold for Taxes or Specials	Special Assess- ment Nos.
No. of Line	Statement No.	IN WHOSE NAME ASSESSED		PART OF LOT OR BLOCK		Sub- Lot	Lot	Blk.	No. of Acres Acres 1898	School Dist.	High School Dist.	Park Dist.	Sani- tary Dist.	FULL VALUATION AS FIXED BY BOARD OF REVIEW Lands or Improvements		Assessed Valuation as Fixed by Board of Review	Dollars	Dollars	Dollars	Dols.	Cts.	Dols.	Cts.	Dols.	Cts.	Dols.	Cts.	Dols.	Cts.				
127273		Roy V. Spaulding					1	✓	41	87	Glen Ellyn			350	1690	2040	6345	6345									12690				55- 30		
27274		Same					2	✓						350	1720	2070	6438	6438									12876				55- 180		
827275		CHICAGO TRUST CO., TRUSTEE					3							350	2680	3030	7424	7424									18948				190		
527277		Du Page Trust Co., Trustee.		(on 810 ft x 161 1/2 ft (meas. on line))			5	✓						350	1910	2290	6357	6357									14244				55- 180		
627276		John B. Gray		610 ft x 161 1/2 ft (meas. on line)			5							50		50	156	156									3120				55- 180		
727277		Same		650 ft. (meas. on line)			6	✓						80		80	249	249									498				55- 180		
827278		Same		1139 ft. (meas. on line)			6							200	1800	2000	6320	6320									12440				55- 180		
927279		R. C. Swan					7	✓						250	1350	1650	5070	5070									10140				55- 180		
1027280		William E. Cary Trustee					8							260	800	1060	3297	3297									6594						
11																																	
12																																	
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Figure 69: DuPage County, 1931 DuPage Lot Book: Glen Ellyn, Vol. 6 (Wheaton, IL: DuPage County, 1931), accessed May 28, 2026.

Figure 70: DuPage County, 1932 DuPage Lot Book: Glen Ellyn, Vol. 46 (Wheaton, IL: DuPage County, 1932), accessed May 28, 2026.

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LIST OF TAXABLE TOWN LOTS IN THE VILLAGE OF GLEN ELLYN

NAME OF SUBDIVISION IN CORPORATION		R. V. Spaulding's Fourth Subdivision, Du Page County, Ill.										FULL VALUATION AS FIXED BY BOARD OF REVIEW		ASSESSED VALUATION AS FIXED BY BOARD OF REVIEW	EQUALIZED VALUE BY STATE TAX COM. AND TOTAL TAX RATE	CURRENT TAX FIRST INSTALLMT	CURRENT TAX SECOND INSTALLMT	TOTAL CURRENT TAX DUE	BACK TAX		TOTAL AMOUNT TAX DUE	SOLD FOR TAXES OR SPECIALS				
NO. OF LINE	STATEMENT NO.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	SUB LOT	LOT	BLK	No. of Acres ACRES 100s	School Dist.	High School Dist.	Park Dist.	Sanitary Dist.	DOLLARS	DOLLARS	DOLLARS	DOLLARS	CTS	DOLLARS	CTS	DOLLARS	CTS	DOLLARS	CTS	DOLLARS	CTS	DOLLARS	CTS
1	28877	Ray V. Spaulding		1			41.87	Glen Ellyn				350	1740	1790	585	5236	5236	10472	28976		39448					
2	28878	Same		2								350	1720	2070		6055	6055	12110	31238		43348			SOLED		
3	28879	Chicago Trust Co. Trustee		3								350	2680	3030		8863	8863	17726	21993		39719					
4	28880	Alonzo A. Benson		4								380	1850	2220		6323	6323	13046			13046					
5	28881	Du Page Trust Co., Trustee.	(E. 10 ft. of W. 133 ft. (meas. on S.))	5								380	1910	2290		6699	6699	13398	16634		30032					
6	28882	John B. Gray	(E. 10 ft. of W. 133 ft. (meas. on S.))	5								50		50		146	146	292			292					
7	28883	Same	E 58 ft. (meas. on S.)	6								80		80		234	234	468	619		1087					
8	28884	Same	W. 139 ft. (meas. on S.)	6								200	1800	2000		5850	5850	11700			11700					
9	28885	R. L. Swan		7								250	1380	1630		4768	4768	9536	24617		34153					
10	28886	William E. Gray Trustee		8								260	800	1060		3101	3101	6202			6202					
11																										
12														16230					94950	124017		219027				
13																										

Figure 71: DuPage County, 1933 DuPage Lot Book: Glen Ellyn, Vol. 46 (Wheaton, IL: DuPage County, 1933), accessed May 28, 2026.

26		List of Taxable Town Lots in the										VILLAGE		of		GLEN ELLYN		FRANK THOMPSON, 500 WASHINGTON BLVD., CHICAGO											
NAME OF SUBDIVISION IN CORPORATION										R. V. Spaulding's Fourth Subdivision, Du Page County, Ill.										FULL VALUATION AS PERCED IN BOARD OF REVIEW									
No. of Line	State-ment No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub-ject	Lot	Blk.	School Dist.	High School Dist.	Park Dist.	Sani-tary Dist.	Lands or Lots	Improvements	Assessed Value as Fixed by Board of Review	Equalized Value as Fixed by Board of Review	Current Tax (1st 1/2) Installments Paid	Total Current Tax Due	Back Tax Permitted General	Total Amount General Tax Due	Sold for Taxes or Specials	Permitted for arrears when for Year or Years as Shown Below	Amount Back Tax Collected	No. of Line							
																							Dollars	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
1	9/1/27	Roy V. Spaulding			1	41	8	7					350 1440 1790	5377	✓	5254	10501	43935	54443	1931-2-3	34559	A							
2	9/1/27	Alexander J. Tatze			2								350 1720 2070	✓	6076	12152	48315	60467		Same	38145	A							
3	9/1/27	R. R. Gore & Co.			3								350 2680 3030	✓	8894	17788		17788				A							
4	9/1/27	William B. Harrison			4								380 1850 2230	✓	6246	15092		13192				A							
5	9/1/27	DuPage Trust Co., Trustee (Ex 510 ft)			5	22							380 1850 2230	✓	6246	15092		13192				A							
6	9/1/27	John B. Gray	510 ft		5	22							50 50	✓	147	294		294				A							
7	9/1/27	Same	555 ft (meas on S. line)		6								80 80	✓	235	470	1258	1728	39	1932-3		A							
8	9/1/27	Same	1139 ft (meas on S. line)		6								200 1800 2000	✓	3870	11740		11740				A							
9	9/1/27	R. B. Swan			7								250 1380 1630	✓	4785	9570	38073	47643		1931-2-3	38073	A							
10	9/1/27	William C. Gary, Trustee			8								260 800 1060	✓	3112	6224		6224				A							
11																						A							
12																						A							
13			(Ex 510 ft & 1133 ft meas on S. line) 5										16230		47641	95282	131581	276863				A							
14																	33813	33813		1932-3	27904	A							
15																	95782	165394	260676			A							

Figure 72: DuPage County, 1934 DuPage Lot Book: Glen Ellyn, Vol. 46 (Wheaton, IL: DuPage County, 1934), accessed May 28, 2026.

Appendix C: DuPage County Tax Assessment Records, 1935–1970

The following additional Lot Book pages document continuous tax assessment of the parcel through the Lancaster, Edwards, and early Mueller ownership periods.

25		List of Taxable Town Lots in the VILLAGE of GLEN ELLYN ,																													
NAME OF SUBDIVISION		R. V. Spalding's Fourth Subdivision, Du Page County, Ill.										FULL VALUATION AS FIXED BY BOARD OF REVIEW		Assessed Valuation as Fixed by Board of Review		Equalized Value by State Tax Com. and		Current Tax 1st and 2nd Installments Each		Total Current Tax Due		Back Tax Forfeited General		Total Amount General Tax Due		Sold for Taxes or Specials		Forfeited for general taxes for Year or Years as Shown Below		Amount Back Tax Collected	
IN CORPORATION												Lands or Lots		Improvements		Total Tax Rate															
No. of Line	Statement No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub-Lot	Lot	Blk.	Sch'l Dist.	High School Dist.	Park Dist.	Sanitary Dist.	Dollars	Dollars	Dollars	Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts		
1	26617	Ray T. Spaulding			1		41	87		Glen Ellyn	350	1170	1520	6.75		4750	9500	12176	21676			2364.95				220.48					
2	26618	Same			2						350	1410	1760			5500	11000					2751.10				173.6					
3	26619	R.R. Kane & Co.			3						350	7730	7580			8063	16126					16126									
4	26620	Howard S. Wilson			4						350	1520	1760			5500	11000					2751.10				173.6					
5	26622	Du Page Trust Co., Trustee.	(Ex Light)		5						380	1520	1950			6094	12188					12188				126.54					
6	26623	John B. Gray	& etc		6						330	1500	1830			5719	11438					11438									
7	26624	Howard S. Wilson, Jr.			7						750	1140	1390			4344	8688					8688				90.31					
8	26625	William E. Gary, Trustee			8						760	640	900			7813	5626					5626									
9																															
10																															
11	F2166		E. 58th (meadow)		6											43221	86442	27337	11377.9												
12																															

Figure 73: DuPage County, 1935 DuPage Lot Book: Glen Ellyn, Vol. 6 (Wheaton, IL: DuPage County, 1935), accessed May 28, 2026.

25

List of Taxable Town Lots in the VILLAGE of GLEN ELLYN

1915-16

FRANK THOMASER CO., 601 WASHINGTON BLVD., CHICAGO

NAME OF
SUBDIVISION

R. V. Spalding's Fourth Subdivision, Du Page County, Ill.

IN CORPORATION

FULL VALUATION
AS FIXED BY
BOARD OF REVIEW

Assessed
Value as Fixed
by
Board of
Review

Equalized
Value by State
Tax Com.
and

Current
Tax 1st and
2nd
Installments
Each

Total
Current
Tax Due

Back Tax
Forfeited
General

Total
Assessed
General
Tax Due

Sold for
Taxes or
Specials

Forfeited for
general taxes for
Year or Years
as Shown
Below

Amount
Back Tax
Collected
Forfeited
General

No. of
Line

No. of Line	Statement No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub- Lot	Lot	Blk.	Sch. Dist.	High School Dist.	Park Dist.	Sanitary Dist.	Dollars	Dollars	Dollars	Total Tax Rate	Dols	Cts	Dols	Cts	Dols	Cts	Dols	Cts					Dols	Cts	No. of Line
1	22270	Boy V. Spalding			1		41	89			350	1170	1620	6.24	4781	9562	26849	✓	36431	19	26888	1934-1935	22006	A					1
2	22271	Same			2						350	1410	1760		5536	11072	14683	✓	25155	19	14107	1935	12103	A					2
3	22272	R. P. Lou & Co			3						350	2230	2580		8115	16230			16230					A					3
4	22273	Hummer H. Hine			4						350	1620	1900		5774	11512			11513					A					
5	22274	Du Page Trust Co., Trustee.	(ex 10 ft)		5						380	1670	1950		6133	12266	15599	✓	27865	19	15618	1935	13104	A					
6	22275	John B. Gray	+ acc		6						330	1520	1820		5756	11512			11513					A					
7	22276	Howard L. Wilson, Tr.			7						250	1140	1390		4392	8744			8744					A					
8	22277	William C. Gary, Trustee			8						260	640	900		2831	5662			5662					A					
9																								A					
10																								A					
11																								A					

Figure 74: DuPage County, 1937 DuPage Lot Book: Glen Ellyn, Vol. 38 (Wheaton, IL: DuPage County, 1937), accessed May 28, 2026.

25

List of Taxable Town Lots in the VILLAGE of GLEN ELLYN,

490-B

FRANK THURBER CO., 561 WASHINGTON, B.

NAME OF
SUBDIVISION

R. V. Spaulding's Fourth Subdivision, Du Page County, Ill.

IN CORPORATION

NE 1/4 Sec. 14

No. of Line	Statement No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub- Lot	Lot	Blk.	Sch'l Dist.	High School Dist.	Park Dist.	Sanitary Dist.	FULL VALUATION AS FIXED BY BOARD OF REVIEW		Assessed Valuation as Fixed by Board of Review	Equalized Value by State Tax Com. and	Current Tax 1st and 2nd Installments Each	Total Current Tax Due	Back Tax		Total Amount General Tax Due	Sold for Taxes or Specials		Forfeited for general taxes for Year or Years as Shown Below	Amount Back Tax Collected
											Dollars	Dollars	Dollars		Dols	Cts	Forfeited General	Cts	Dols	Cts	Dols		
122144		Poy V. Spaulding			1		41	87			350	1170	1520	6.35	4826	✓ 9652							
232145		Same			2						350	1410	1760		6588	✓ 11176							
332146		R. R. Gore & Co.			3						350	2230	2580		8192	✓ 16384							
432147		Theresa H. Witt			4						380	1520	1900		6033	✓ 12066							
532148		Ethel R. Spaulding	(EX 810 Ft)		5						380	1570	1950		6192	✓ 12384							
632149		John B. Gray			6						330	1500	1830		5811	✓ 11622							
732150		Howard S. Wilson, Jr.			7						250	1140	1390		4414	✓ 8828							
832151		Walter A. O'Brien			8						260	640	900		2858	✓ 5716							
9																							
10											13830				43914	87828							
11																							

Figure 75: DuPage County, 1938 DuPage Lot Book: Glen Ellyn, Vol. 38 (Wheaton, IL: DuPage County, 1938), accessed May 28, 2026.

BOOK 38
PAGE 27

LIST OF TAXABLE TOWN LOTS IN THE VILLAGE OF GLEN ELLYN

3588 Frank Thresher Co., 605 Washington Blvd., Chicago

NAME OF SUBDIVISION
R. V. Spaulding's Fourth Subdivision, Du Page County, Ill.

IN CORPORATION

NE 1/4 - Sec. 14

No. of Line	Statement No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub-Lot	Lot	Blk.	Schl. Dist.	H. S. Dist.	Park Dist.	Sanit. Dist.	Full Valuation as Fixed by Board of Review		Assessed Valuation as Fixed by Board of Review	Equalized Valuation by State Tax Comm.	Total Tax Rate	Current Tax 1st and 2nd Installment Each	Total Current Tax Due	Back Tax Forfeited General	Total Amount General Tax Due	Sold for Taxes or Specials	Forfeited for General Taxes for Year or Years As Shown Below	No. of Line
											Lands or Lots	Improvements										
1	22650	Roy V. Spaulding			1		41	87					350 1170 1520	649	49 33 1	98 66						1
2	22651	Same			2								350 1410 1760		57 12 1	114 24						2
3	22652	R. R. Gore & Co.			3								350 2230 2580		83 73 1	167 46						3
4	22653	Home Owners' Loan Corp.											380 1520 1900		61 66 1	23 32						4
5	22654	Ethel R. Spaulding	(Ex S10 ft)		5								380 1570 1950		63 29 1	26 58						5
6	22655	John B. Gray	S10 ft & All		6								330 1500 1830		59 39 1	118 78						6
7	22656	Howard G. Wilson, Tr.			7								250 1140 1390		45 11 1	90 22						7
8	22657	Walter A. O'Brien			8								260 640 900		29 2 1	58 42						8
9																						9

Figure 76: DuPage County, 1939 DuPage Lot Book: Glen Ellyn, Vol. 38 (Wheaton, IL: DuPage County, 1939), accessed May 28, 2026.

BOOK 38
PAGE 27

LIST OF TAXABLE TOWN LOTS IN THE VILLAGE OF GLEN ELLYN

8011 Frank Thurston Co. 804 Washington Blvd.

NAME OF SUBDIVISION
IN CORPORATION

R. V. Spalding's Fourth Subdivision, Du Page County, Ill.

No. of Lots	Subdivision No.	IN WHOSE NAME ASSESSED	PART OF LOT OR BLOCK	Sub-Lot	Lot	Blk.	Sold. Dist.	H. S. Dist.	Park Dist.	Senk. Dist.	Full Valuation as Fixed by Board of Review		Assessed Valuation as Fixed by Board of Review	Equalized Valuation by State Tax Comm. Total Tax Rate	Current Tax 1st and Installment Each	Total Current Due	Back Tax Forfeited General	Total Amount General Tax Due	Sold for Taxes or Specials	Forfeited for General Taxes for Year or Years As Shown Below	No. of Lots	
											Lands or Lots	Improvements										Dollars
1	21953	Roy V. Spaulding			1		41	87	G.E.		350	1170	1520	697	5267	10534						
2	21954	Same			2						350	1310	1660		5752	11504						
3	21955	R. R. Gore & Co.			3						350	2230	2580		8940	17880						
4	21956	H. O. L. C.			4						380	1520	1900		6584	13168						
5	21957	John M. Lancaster	(Ex S10 ft)		5						380	1570	1950		6757	13514						
6	21958	John B. Gray	S10 ft & All		5						330	1500	1830		6344	12682						
7	21959	Howard G. Wilson, Tr.			7						250	1140	1390		4817	9634						
8	21960	Walter A. O'Brien			8						250	640	900		3119	6238						
9																						

Figure 77: DuPage County, 1940 DuPage Lot Book: Glen Ellyn, Vol. 38 (Wheaton, IL: DuPage County, 1940), accessed May 28, 2026.

BOOK		PAGE		LIST OF TAXABLE REAL ESTATE IN THE VILLAGE OF GLEN ELLYN IN THE COUNTY OF DU PAGE AND STATE OF ILLINOIS												
45		042		19 60												
LINE NO.	NAME OF ASSESSEE AND PROPERTY DESCRIPTION			SEC	TWP	Range	TOTAL ACRES	VALUATIONS AS FIXED BY BOARD OF REVIEW		TOTAL STATE EQUALIZED VALUATION	CURRENT TAX 1st AND 2nd INSTALLMENT	TOTAL CURRENT TAX DUE	AMOUNT FORFEITED GENERAL TAXES	YEARS		TOTAL CURRENT AND FORFEITED TAXES
	PARCEL NUMBER	TAX CODE	TAX RATE					Lands or Lots	IMPROVEMENTS					From	To	
1	15622	536	3945					2620	7360	9980	196.86	393.72				
	WALLACE S REMINGTON 347 MONTCLAIR AVE GLEN ELLYN ILL ROY V SPALDINGS 4TH SUB					4										
2	15623	536	3945					2270	7830	10100	199.23	398.46				
	J LANCASTER 438307 345 MONTCLAIR AVE GLEN ELLYN ILL ROY V SPALDINGS 4TH SUB /EX S 10 FT/					5										

Figure 78: DuPage County, 1960 DuPage Lot Book: Glen Ellyn, 45 Vol. 1 (Wheaton, IL: DuPage County, 1960), accessed May 28, 2026.

15623	536	5.239				3180	7640	10820	283.43	566.86				15623
2 J LANCASTER 438307 345 MONTCLAIR AVE GLEN ELLYN ILL ROY V SPALDINGS 4TH SUB /EX S 10 FT/														

Figure 79: DuPage County, 1965 DuPage Lot Book: Glen Ellyn, Vol. 45 (Wheaton, IL: DuPage County, 1965), accessed May 28, 2026.

15623	536	5.405				3180	7640	10820	292.42	584.84				15623
8 J LANCASTER 438307 345 MONTCLAIR AVE GLN ELLYN ILL 60137 ROY V SPALDINGS 4TH SUB /EX S 10 FT/														

Figure 80: DuPage County, 1966 DuPage Lot Book: Glen Ellyn, Vol. 45 (Wheaton, IL: DuPage County, 1966), accessed May 28, 2026.

15623	536	5.449				5040	7360	12400	337.84	675.68				15623
9 ROBERT EDWARDS 21314 C/O GLEN ELLYN SVGS GLN ELLYN ILL 60137 ROY V SPALDINGS 4TH SUB /EX S 10 FT/														

Figure 81: DuPage County, 1967 DuPage Lot Book: Glen Ellyn, Vol. 45, Vol. 2 (Wheaton, IL: DuPage County, 1967), accessed May 28, 2026.

15623	536	6.318				5040	7360	12400	391.72	783.44				15623
9 ROBERT EDWARDS 21314 C/O GLEN ELLYN SVGS GLN ELLYN ILL 60137 ROY V SPALDINGS 4TH SUB /EX S 10 FT/														

Figure 82: DuPage County, 1968 DuPage Lot Book: Glen Ellyn, Vol. 45 (Wheaton, IL: DuPage County, 1968), accessed May 28, 2026.

15623	536	7.140				5040	7360	12400	442.68	885.36				15623
4 ROBERT EDWARDS 21314 C/O GLEN ELLYN SVGS GLN ELLYN ILL 60137 ROY V SPALDINGS 4TH SUB /EX S 10 FT/														

Figure 83: DuPage County, 1970 DuPage Lot Book: Glen Ellyn, Vol. 45, Vol. 1 (Wheaton, IL: DuPage County, 1970), accessed May 28, 2026.

41				Connect	Don	M M	1899	20	0	Illinois	Illinois	Illinois								
42	44	124	308	Marriage	Marriage	M F	1898	23	0	Illinois	Illinois	Illinois	1898	23	0	Illinois	Illinois	Illinois		
43				Home	Home	M F	1891	29	3	Illinois	Illinois	Illinois	1891	29	3	Illinois	Illinois	Illinois		
44				Flour	Flour	M F	1894	5	0	Illinois	Illinois	Illinois								
45				Frank	Frank	M M	1896	4	0	Illinois	Illinois	Illinois								
46				Herbert	Herbert	M M	1900	12	0	Illinois	Illinois	Illinois								
47	308	308	308	Marriage	Marriage	M M	1898	23	0	Illinois	Illinois	Illinois	1898	23	0	Illinois	Illinois	Illinois		
48				Marriage	Marriage	M F	1891	29	3	Illinois	Illinois	Illinois								
49				Marriage	Marriage	M F	1891	29	3	Illinois	Illinois	Illinois								
50				Marriage	Marriage	M F	1891	29	3	Illinois	Illinois	Illinois								

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STATE Illinois DEPARTMENT OF COMMERCE AND LABOR-BUREAU OF THE CENSUS
COUNTY DeWitt THIRTEENTH CENSUS OF THE UNITED STATES: 1910-POPULATION
TOWNSHIP OR OTHER DIVISION OF COUNTY Union Township NAME OF INCORPORATED PLACE Glen Ellyn Village SUPERVISOR'S DISTRICT No. 2 SHEET No. 18 A
NAME OF INSTITUTION A ENUMERATED BY ME ON THE 29 DAY OF April 1910. John L. Lammie ENUMERATOR. 7902

LOCATIONS	NAME	RELATION	PERSONAL DESCRIPTION	NATIVITY	EDUCATION	OCCUPATION	EDUCATION	PROPERTY OF REAL	PROPERTY OF PERSONAL	PROPERTY OF OTHER	PROPERTY OF ALL
1	357365	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
2	357366	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
3	357367	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
4	357368	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
5	357369	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
6	357370	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
7	357371	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
8	357372	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
9	357373	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
10	357374	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
11	357375	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
12	357376	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
13	357377	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
14	357378	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
15	357379	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
16	357380	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
17	357381	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
18	357382	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
19	357383	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
20	357384	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
21	357385	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
22	357386	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
23	357387	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
24	357388	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
25	357389	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
26	357390	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
27	357391	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
28	357392	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
29	357393	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
30	357394	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
31	357395	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
32	357396	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
33	357397	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
34	357398	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
35	357399	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
36	357400	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
37	357401	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
38	357402	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
39	357403	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
40	357404	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
41	357405	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
42	357406	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
43	357407	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
44	357408	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
45	357409	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
46	357410	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
47	357411	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
48	357412	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11
49	357413	Spalding, Roy V.	Male	W. 34/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 34/11/11
50	357414	Spalding, Ethel	Female	W. 27/11/11	Illinois	Illinois	Illinois	English	Businessman	Bookkeeper	W. 27/11/11

Figure 85: 1910 United States Federal Census — Roy V. and Ethel Spalding, Montclair Avenue. Ancestry.com, 1910 United States Federal Census [database on-line]. Lehi, UT: Ancestry.com Operations Inc., 2006.

The following pages from the 1925–26 DuPage County Directory support the finding, discussed above in Establishing the Construction Date, that no occupant was yet listed at 345 N. Montclair Avenue as of that directory's publication.

OLIN G. WHEATON, D.V.M.
Graduate Veterinarian
Phone Naperville 79 276 Center St., Naperville, Ill.
G L E N E L L Y N 409

Smith Joseph r 552 Forest Ave phone 61-R
Smith Julia maid 817 Crescent r same phone 13
Smith Lydia r 705 Main phone 477-M
Smith Mack T (Lydia) broker Chgo r 705 Main phone 477-M
Smith T S r 305 Main phone 20
Snell Albert H salesman Chgo r 389 Taylor Ave
Snell Minnie R r 389 Taylor Ave
Snell Richard H r 389 Taylor Ave
Sodeman Walter W (Tillie) bank clk State & Lake Bank
Chgo r 459 Ridgewood Ave phone 414-W
SOMERVILLE CHARLES W (Ethel) dentist Glen Ellyn
State Bank Bldg phone 18 r 551 Hillside Ave phone 224
SPALDING ROY V real estate 532 Crescent Blvd phone 500 r Lombard
Spears Alexander (Augusta) ret r 234 Kenilworth Ave
Spears Byron E r 408 Pennsylvania Ave phone 336-M
Spears Dorothy M stu U of Ill r 482 Taylor Ave
Spears Dorset B (Ann) carp Chgo r 240 Kenilworth Ave phone 346-M
Spears Earl G clk Scully Steel & Iron Co Chgo r 482 Taylor Ave
Spears Kathryn M clk Chgo r 482 Taylor Ave
Squire Bruce E (Rose) clk Chgo r 362 Anthony phone 294-W
Stallsmith Harvey I (Ida) butcher r 250 Forest phone 257-M
Stanford Clarence L clk Hansen Grocery r 467 Ridgewood Ave phone 444-J
Stanford Harry A (Jessie) auto mech r 467 Ridgewood Ave phone 444-J
Stanley Herbert J wks Chgo r 695 Main
Stark Hans M (Elfriede) mech designer Liquid Carbonic Co Chgo r 367 Oak phone 297-W
Starrett Harold salesman Chgo r 728 Main phone 251-R
Starrett Stanley Y (Bessie) salesman Chgo r 728 Main phone 251-R
Steele J O r 784 Prairie Ave phone 433-R
Steffens Mathias J (Lillian) r 765 Hill Ave phone 93-J
Steging George H (Emma) realtor L O Farnsworth r 510 Lowell Ave phone 135-M
Steinberg August (Elsie) buyer Chgo r 616 Main phone 286-J
Steinberg Elmer stu r 616 Main phone 286-J
Steinberg Evelyn stu Chgo r 616 Main phone 286-J
Steinke Edward (Ella) lawyer Chgo r 501 Bryant Ave phone 108-J

TREES — SHRUBS
SEND FOR CATALOGUE
— GLEN ELLYN NURSERY —
PHONE WHEATON 478-Y-1
POST OFFICE: WHEATON, ILLINOIS

PHONE 365 | YELLOW CAB | PHONE 365
RELIABLE TAXI SERVICE
128 West Park Avenue Elmhurst, Ill.

Figure 86: DuPage County Directory, 1925–26, Page 377. Naperville Heritage Collection (Illinois Digital Archives), accessed May 27, 2026, <http://www.idaillinois.org/digital/collection/npl/id/16379>.

Phone Hinsdale 410-R | ERNEST EKSTROM | Phone Hinsdale 410-R
Landscape Gardening

Pruning and Spraying

Realtors | The I. M. BLOCH CO. | Builders
Homes Financed and Built to Order
PHONE 232 447 Main Street, Glen Ellyn, Ill.
368 McDonough's DuPage County Directory

Fleming Frank B r 344 Pennsylvania Ave phone 74-R
Fleming Hannah r 512 Forest Ave
Fleming Hubert L (Norma) adv business Chgo r 718 Main
phone 189-J
Flint Charles W (Pauline) salesman mgr Shippers Guide Co Chgo r 499 Phillips Ave phone 172-J
Flory Julia Mrs r 764 Main phone 151-R
Flory Miss teacher r 764 Main phone 151-R
Fogelsanger John R (Joanna) salesman Chgo r 498 Park Blvd phone 352-J
Ford Albert E (Lillian L) attorney Chgo r 384 Cottage phone 197-R
FOREST GLEN SCHOOL Main St phone 289-R
Fork Alden E (Mae) bookbinder Chgo r 574 Western phone 375-W
Fork Alden E stu r 574 Western phone 375-W
Forman Clarence sub carrier Glen Ellyn P O r Wheaton
Formstedt Aruid (Alma) carp Chgo r 296 Glenwood
Fortman Clarence clk Glen Ellyn P O
FOSTER BROS mason contrs St Charles Rd & Main phone 366-R
Foster David (Ethel) mason contr r 490 Duane phone 173-R
Foster Elmer (Erna) mason Chgo r 678 Western phone 344-J
Foster W A (Mattie) printer r 694 Highland Ave phone 64-W
Foulke Thomas M (Jenny) gardener r 600 Glen Ellyn Pl phone 198-R
Fox Andrew N (Estelle) adv business Chgo r 379 Anthony phone 50
FOX CHRIS H (Margaret) genl contr r 374 Brandon Ave phone 106-W
Fox Gus (Hilma) carp r 384 Brandon Ave
Fox William C (Jennie) carp Reifenstein r 365 Ridgewood
Frandsen Frank P (Ella) moving picture opr Chgo r 788 Euclid phone 355-R
Frankfort Otto N (Elsie) adv business Chgo r Hill & Lorraine phone 542
Fredrich Herman H (Florence) internal revenue agt Chgo r 304 Glenwood phone 203-J
Frederick Warren E (Eva) clk Chgo r 212 Kenilworth
Fredrickson Carl F (Ellen) musician Chgo r 241 Lorraine
Freeman Francis (Elizabeth) bank clk Chgo r 474 Duane
FRENCH RALPH E (May) dog breeder 756 Pollock Ave r same phone 168

Trees and Shrubs

SERVICE WITH A SMILE | J. E. NEWMAN'S | PHONE HINSDALE 142
PAINTING, DECORATING, PAPERHANGING
Estimates Furnished. Made to Measure Window Shades.
42 South Washington Street Hinsdale, Ill.

Figure 87: DuPage County Directory, 1925-26, Page 396. Naperville Heritage Collection (Illinois Digital Archives), accessed May 27, 2026, <http://www.idaillinois.org/digital/collection/npl/id/16379>.

Appendix E: Additional Roy V. Spalding Documentation

The following additional archival materials document the Spalding family and were consulted during research but are not reproduced in the body of the report.

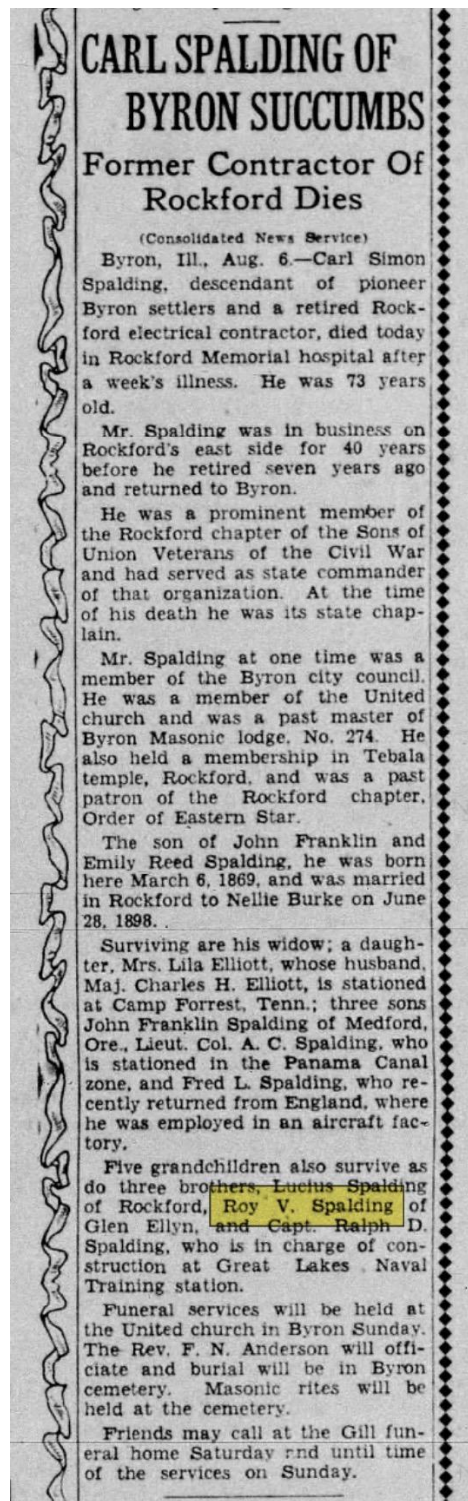


Figure 88: Newspaper reference to Roy V. Spalding. Rockford Morning Star, Rockford, Illinois, Friday, August 7, 1942.

**START WORK ON
PICTURE HOUSE
AT VILLA PARK**

**Suburban Cinema to
Seat 1,000.**

Villa Park at last is going to have a picture house — in fact, the steam shovels actually started throwing dirt at the north-west corner of Myrtle and Kenilworth avenues. It's going to have 1,000 seats, with provision for an additional 400 if it's found the town and its neighbors can produce enough film fans to warrant expansion. Betts & Holcomb of Chicago have designed an old English style structure. Another movie project, announced some time ago, it is understood has been abandoned. It is stated the project will represent an investment of \$130,000.



**JAMES G.
McMILLAN.**
[Wallinger Photo.]

The new playhouse will be called "The Villard" and will be owned by the Villard Building corporation, headed by James G. McMillan, president of the Wander company, Villa Park's outstanding industry. The other members of the corporation are H. D. Bargelt, president of the Villa Park Trust & Savings bank, and Roy V. Spalding, one of the owners and builders of Glen Ellyn's theater and also its Masonic temple building.

The theater has been leased to the Lynch Theaters corporation for twenty years at \$12,000 annually. The lessees are hoping that many of the folk who simply can't exist over the Sabbath unless they see a picture, will flock from neighboring towns to Villa Park on Sundays, which have six day films.

Members of the American Legion have agreed to sell \$60,000 in bonds of \$100 denominations to residents of the town and for doing this the theater owners are to give the local post a building site in the next block to the south. H. W. Elmore, realtor and a director of the Villa Park Trust & Savings bank, has promised a free trip to Europe for the Legionnaire who sells the most bonds. The theater is to open on Nov. 1st. Hunter & Dreutzer are the brokers.

Figure 89: Newspaper reference to Roy V. Spalding. *Chicago Daily Tribune*, display advertisement, R. V. Spalding Organization, Chicago, Illinois, Sunday, May 15, 1927.

HUSSEY-BERGLAND LUMBER CO.
PARK BOULEVARD and AURORA & ELGIN
TELEPHONE 475
Montelle C. Stephens, Manager.
EVERYTHING — LUMBER AND MILLWORK — ESTIMATES PROMPTLY FURNISHED
Mule Hide Roofing—Special Agents, "Never Rot" Stained Wood Shingles—Exclusive Agents
All other roofing can be quoted and furnished

Do You Want a 15 Year Loan With No Payments for 3 Years — With 6% Interest?
Also Second Mortgage Loans at 6%
Loans on Finished Houses or Loans to Build
Special Builders Loan—PROMPT SERVICE—Farm Loans 5%

R. V. SPALDING ORGANIZATION
Phones Glen Ellyn 500 — or — Lombard 61-J

6 FEET OF GROUND OR 60 FEET
Less than 10% of the people own 90% of the earth. The amount of earth the 90% own is the amount they are buried in. No more.
Fortunately the percentage of real estate owners who are still alive is increasing. And all of us should help to increase it because general wealth and general prosperity are based on land values. Do your part.
Come to us and we will help you easily to be one of the land owners who are still alive. Do it NOW!

W. H. WRIGHT & Co., Realtors
Glen Ellyn

THE GLEN EL HARDWARE
GUS H. SCHLAM, Manager
If it is builders hardware
Paints, Oils, Varnish
Furnishings
Phone 448

KLEIN & CO.
REALTORS
BUILDERS OF
OF DISTINGUISHED

Figure 90: Newspaper reference to Roy V. Spalding. Newspapers.com, accessed May 2026, <https://www.newspapers.com/image/354925955/?match=1&terms=%22Roy%20V.%20Spalding%22>.



Figure 91: Spalding family group portrait. Standing: Fred, Alba, Nellie (Burke), Lila, Jack, [unidentified], and Marguerite A. Brown. Seated: Carlton, Roy, John Franklin, Emily, Lucius, and Ralph Spalding. Byron Museum of History archives, via Find a Grave Memorial No. 141445490, accessed May 26, 2026.



Figure 92: Spalding family group portrait. Standing: Lucius, Carlton, and wife Nellie (Burke), Roy. Seated: John Franklin, Ralph, and Emily (Read). Byron Museum of History archives, via Find a Grave Memorial No. 141445490, accessed May 26, 2026.

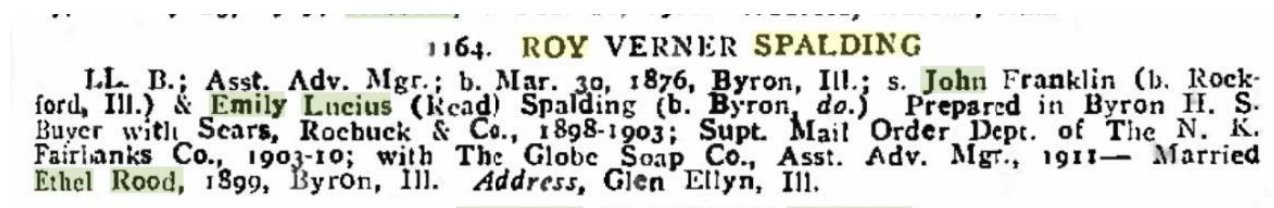


Figure 93: The Alumni Record of the University of Illinois, entry referencing the Spalding family. James Herbert Kelly, ed., *The Alumni Record of the University of Illinois* (Urbana: University of Illinois, various editions), accessed via Ancestry.com.

Appendix F: General Glen Ellyn Historical Context

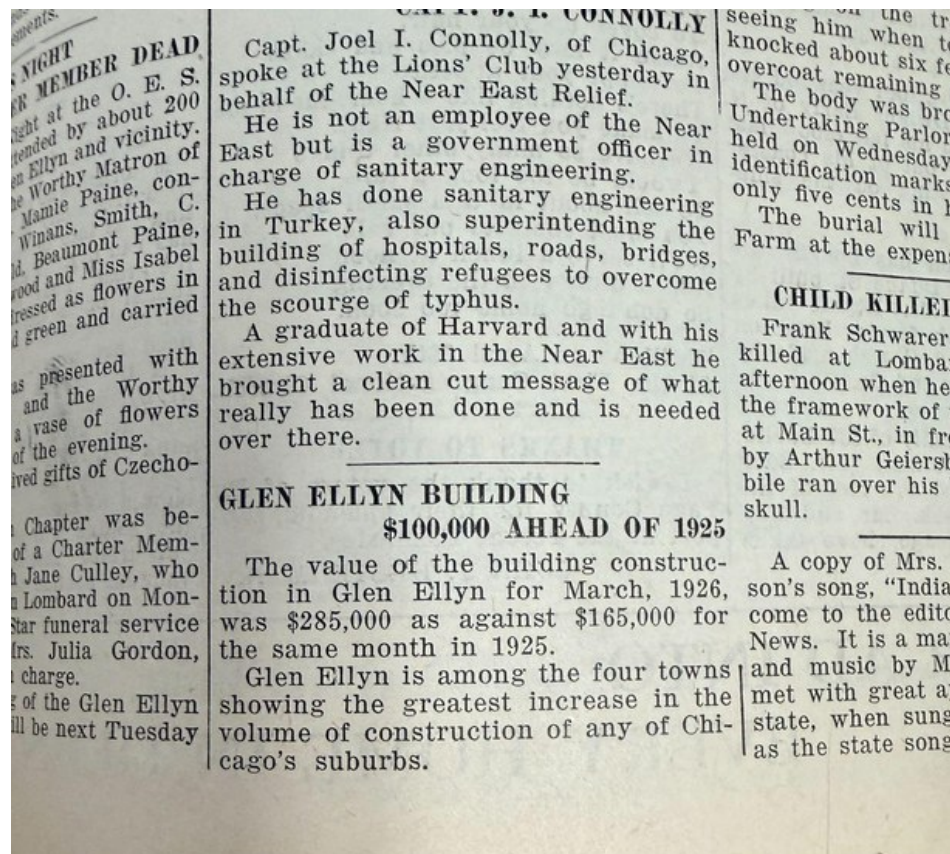


Figure 94: "Glen Ellyn Building: \$100,000 Ahead of 1925." *The Glen Ellyn News*, Glen Ellyn, Illinois, April 23, 1926.

TOM MARTIN
North-av. and Main-st., Glen Ellyn.
Ph. G. E. 1616 or West Chgo. 841-W.

GLEN ELLYN—Open for inspection, 2-5
p. m. **245 Montclair. Handsome 6**
room brick home for the business
executive who wishes to impress guests
and be proud to entertain friends.
Center vestibule, large liv. rm., pretty
din. rm. and brkfst. rm. Richly car-
peted 1st fl.; 3 nice bedrms.; 1½
baths; large gar.; beautiful lot. Mr.
Prescott.

BAIRD & WARNER
480 Main-st. Glen Ellyn 1853.

GLEN ELLYN.
DON'T RUN the chance of missing the
buy of the year! We have an excellent
selection of 5 and 6 room houses in
brick and frame. See them today and
judge for yourself.

Figure 95: *Chicago Daily Tribune*, display advertisement, Glen Ellyn real estate, Chicago, Illinois, Sunday, January 13, 1952.

Appendix G: Spalding / Lancaster Warranty Deed

WARRANTY DEED.—STATUTORY FORM. FORM NO. 18. Printed and for sale by the Chicago Legal Form Co.

This Indenture Witnesseth, that the Grantor
Ethel R. Spalding and Roy V. Spalding her husband
of the Village of Glen Ellyn in the County of DuPage
and State of Illinois for and in consideration of the sum of
Two hundred and fifty (\$250.00) Dollars, in hand paid,
Convey and Warrant to John M. Lancaster and
Margorie B. Lancaster his wife, in joint tenancy
of the Village of Glen Ellyn County of DuPage and State
of Illinois the following described Real Estate, to-wit:
Lot five (5) except the southerly ten (10) feet in R.V. Spalding's Fourth
Subdivision Glen Ellyn, a subdivision of the West part in Block eight (8) of
E.W. Zander and Company's Addition to Glen Ellyn in section eleven (11) of
and thirteen (14) Township thirty-nine (39) North, Range ten (10) East
of the Third Principal Meridian according to the plat of said Spalding's
Subdivision, recorded December, 12, 1922, as document, 161360, in
DuPage County, Illinois.
situated in the Village of Glen Ellyn in the County
of DuPage in the State of Illinois hereby
releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of this State of

Dated, this 5th day of January A. D. 19 40
Ethel R. Spalding 
Roy V. Spalding 


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Figure 96: Warranty Deed with Grantors Ethel and Roy Spalding to Grantees John and Margorie Lancaster, January 5, 1940. DuPage County Recorder, Document No. 408291 (recorded January 5, 1940).

