

Agenda  
Village of Glen Ellyn  
Regular Village Board Workshop  
Monday, August 16, 2010  
7:00 p.m.  
Galligan Board Room  
Glen Ellyn Civic Center

1. Call to Order
2. Public Comments?
3. Review of August 23 Village Board Meeting Agenda
4. Granacki Historic Consultants Presentation – Assistant to the Village Manager Schrader (Pages 2 – 101)
5. Economic Development Corporation Progress Report Presentation (Pages 102 – 111)
6. Emergency Telephone System Board Presentation – Police Chief Norton (Pages 112 -113)
7. Backup Water System Discussion – Public Works Director Caracci (Pages 114 – 126)
8. Other items?
9. Motion to adjourn to Executive Session in Room 301 for purposes of discussing the purchase or lease of real property and to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees, adjourning thereafter without returning to open session. (Trustee Cooper)

(4)

## MEMORANDUM

To: Steve Jones, Village Manager  
From: Kristen Schrader, Assistant to the Village Manager – ADM  
Date: August 10, 2010  
Re: 2009-2010 Architectural Resources Survey



### Background

The Village achieved the status of Certified Local Government in 2003, a program through the State of Illinois that recognizes historic heritage and permits access to federal grants for preservation efforts. An inventory of all existing historic structures is required by the program in order to maintain certification. To this end, the Village has conducted three architectural surveys within the northern portions of Glen Ellyn, with the most recent survey completed this summer. Each of these surveys was conducted by Granacki Historic Consultants with the assistance of a matching grant from the Illinois Historic Preservation Agency (IHPA).

Following months of extensive work by Granacki, including research, fieldwork and photography, Granacki has presented the Village with a summary and inventory report for the 2009 – 2010 survey. The report is attached for your review. Granacki will be presenting these findings at the upcoming Village Board Workshop on Monday, August 16. Once these findings have been presented and accepted, the Village can then look to hosting a neighborhood meeting this fall, in conjunction with the Historic Preservation Commission (HPC), to present these findings to interested residents. This neighborhood meeting will also serve to drum up property owner interest in landmarking.

Looking to the future, the Village plans to once again apply for a grant from the IHPA this fall, with hopes to continue surveying additional portions of the Village north of Roosevelt Road. Should the Village receive an additional matching grant from IHPA, the survey would begin in summer of 2011, with results available the following spring. HPC Staff Liaison Andrew Letson has also been working with the HPC to utilize the results of all three completed surveys to inform residents that their property is eligible for landmark nomination based upon its architectural significance. Utilizing the survey results in this way will help assist the Village in receiving additional grants from IHPA for future surveys.

### Issues

None.

### Action Requested

Review and accept presented report for 2009-2010 Architectural Resources Survey from Granacki Historic Consultants.

### Recommendation

I recommend acceptance of the presented 2009-2010 Architectural Resources Survey report.

### Attachments

- 2009-2010 Architectural Resources Survey report

**ARCHITECTURAL RESOURCES  
IN THE GLEN ELLYN LINDEN-HILL  
SURVEY AREA**

**A Summary and Inventory**



**GRANACKI**  
HISTORIC CONSULTANTS

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## INTRODUCTION

The Linden-Hill survey area is located in the western edge of the Village of Glen Ellyn, on both sides of Union Pacific/West railroad tracks, encompassing part of the commercial core of the village's downtown and some of its oldest and most architecturally distinctive residences. In 2009 and 2010 Granacki Historic Consultants (GHC) conducted a Reconnaissance survey of properties in an area roughly bounded by Linden Street on the north; the village limits on the west; Western Avenue north of the railroad and Main Street south of the railroad on the east; and Hill Avenue on the south. This project was the third reconnaissance survey conducted by GHC within the Village. The first, completed in 2007, included the Glen Ellyn, Glen Ellyn East, and Glen Ellyn West survey areas. The second, completed in 2009, included an area encompassing Main Street and the Central Business District north of the railroad.

The reconnaissance fieldwork consisted of viewing every primary structure in the survey area and assigning an architectural style, date of construction, and significance rating. After the reconnaissance fieldwork was completed, permit research was conducted for each property that had been rated significant or potentially significant. Each S or PS rated property was then fully documented and photographed. In addition to the significant and potentially-significant properties, all properties within the district (regardless of rating) that had received a plaque from the Glen Ellyn Historical Society, were Glen Ellyn local landmarks, or were built c. 1900 or earlier were also intensively surveyed. The final results identified a total of 85 significant or potentially significant properties that could be candidates for local landmarks.

## GLEN ELLYN RECONNAISSANCE SURVEY AREA

The majority of the Linden-Hill survey area is residential in character, with only one exclusively commercial block-face along the west side of Main Street between Duane and Hillside. Pennsylvania Avenue also includes some freestanding commercial structures. The general street pattern for the north and east sections of the survey area is a typical grid pattern, with north-south and east-west streets; however, this pattern differs in the southwestern section of the survey area, which features curvilinear streets. Concrete sidewalks line most of these streets and are separated from the roadway by landscaped parkways. Detached garages are generally located to the rear of the house and are accessed by long side driveways, while houses with attached garages feature front drives.

The survey area contains a total of 838 properties, with 826 principal structures. At the time that field work was conducted, there were also eight vacant lots, two parking lots, and two parks in the survey area. These properties were rated non-contributing. Of the 826 surveyed structures, 54 or just over six percent were rated significant (that is, possessing architectural distinction) and 31 or approximately four percent were ranked potentially significant (distinctive, but with alterations). The majority of the structures within the area (488 or approximately 60%) were rated contributing, meaning that they would contribute to the character of a potential historic district within the survey area. Almost 31% (253) of the structures were rated non-contributing to the character of a potential historic district. Although some of these non-contributing properties were historic houses that had been extensively altered, the majority (201

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of the 253) were constructed after 1960 and considered non-historic. Evaluation criteria and an explanation of the rating system can be found in an appendix.

Every principal structure visible from the public right-of-way on each street within this area has been viewed and evaluated by the field surveyor. A computerized address list from the Village of Glen Ellyn provided the basis for a Microsoft Access database. For buildings that did not have permit information, the field surveyor assigned an approximate date of construction. The information for each property rated significant or potentially significant is printed on an individual data form, with photographs included. The computerized database and individual data form for each intensively surveyed property include the following information: use, condition, integrity, architectural style, construction date, architect or builder when known, prominent owners, architectural features, alterations, and a significance rating. The original data forms are housed in the offices of the Village of Glen Ellyn. This report is a summary of that information.

## **OBJECTIVES OF THE SURVEY**

Historic preservation benefits the community as a whole, as well as the individuals who own and use historic properties. The following are the principal objectives of this survey:

*To document architecturally and historically significant structures in Glen Ellyn*

The purpose of an architectural resources survey is to identify, document, and evaluate historic structures for their architectural significance. This information can assist in making decisions that impact the long-term preservation of the village's architectural and historic resources.

*To heighten public awareness of the architectural resources in Glen Ellyn*

Residents can appreciate how their community has contributed to the overall development of the Village of Glen Ellyn and the Chicago metropolitan area when they are aware of local architecture and history. This can include knowledge of the architecturally and historically significant buildings around them—the architectural styles, prominent architects' work, dates of construction, prominent local historical figures residing in the area, and the general patterns of community growth. Documentation of the community's architectural and historic heritage can be used in a variety of ways. The material gathered in this survey can be a valuable resource when creating educational programming; books; articles; additional walking, bus, and bike tours; and exhibitions.

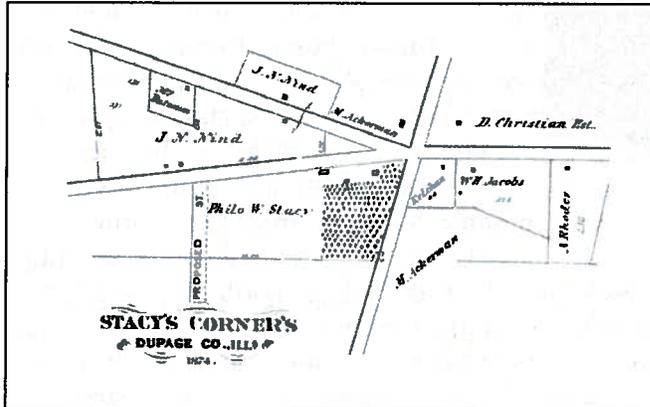
*To assist individual property owners in maintaining and improving their properties and to provide economic incentives for preservation*

Many owners of historic properties may not realize the historic features that make their buildings special. In some cases this has led to modernizations that remove or cover up character-defining features. This survey will assist property owners in identifying and preserving their building's critical features. With landmark designation, owners of landmark properties who rehabilitate their buildings may be eligible for tax incentives.

## HISTORY OF THE LINDEN-HILL SURVEY AREA

### EARLY SETTLEMENT

The earliest settlement of the area that is now known as Glen Ellyn occurred to the north of the Linden-Hill Survey area, around the intersection of what are now Main Street, St. Charles Road, and Geneva Road. This intersection was the westernmost edge of what was known as



**Stacy's Corners**  
[from 1874 *Atlas & History of DuPage County, Illinois*]

Babcock's Grove, which "stretched from today's Grace Street in Lombard west to Glen Ellyn's Main Street and from North Avenue south to Crescent Boulevard."<sup>1</sup> Among the first settlers to the area were Deacon Winslow Churchill and his wife Mercy, who came with their nine sons and daughters (along with two sons-in-law, two daughters-in-law, and 13 grandchildren) from Camillus, New York in 1834. Churchill built a cabin just east of the DuPage River on the north side of what is now St. Charles Road; various family members followed suite, constructing their homes close by. The Churchill Family was soon joined by several other well-known

pioneers, including Moses Stacy, William Dodge, and James McChesney.<sup>2</sup>

Through the 1830s and early 1840s, a small community began to coalesce around Main Street, St. Charles and Geneva Road. The area was called Five Corners or Fish's Corners, after Daniel Fish, a landowner who had built a cabin near the intersection in the mid-1830s. The first log schoolhouse for the inhabitants of the Five Corners area was built in 1836, near what is now Riford Road. The log building also served to house the community's first religious services, and for other community activities. St. Charles Road, which was originally called the State Road, was surveyed and improved in 1843, and soon after, Geneva Road west of Five Corners was also improved. A stagecoach began running along this route from Chicago to Galena three times a week, providing an important lifeline for the fledgling community. Taking advantage of this new route, local resident Moses Stacy, who had first come to the area in 1835, purchased 14 acres just north of his original claim on the south side of Geneva Road and built a tavern to accommodate the increasing number of travelers. Stacy's tavern, which Moses enlarged shortly after it was completed, also served as the residence for the Stacy family. Soon after the establishment of the tavern, Five Corners became known as Stacy's Corners.



**William J. Johnson**



**William J. Johnson House**  
426 Hill Avenue

While Stacy's Corners thrived, the area south of this settlement was also being slowly settled. Among the largest landholders in the area that now includes the Linden-Hill survey area was Dr. Lewey Quitterfield Newton. Newton, a physician who came to Milton Township from Vermont in 1841, quickly acquired a large swath of land in the west end of what is now Glen Ellyn. Illinois Public Domain Land Tract Sales records show Newton purchasing 160 acres of land in the southwest quarter of Section 11 for \$200.00 in July of 1842. Two years later, Newton purchased an additional 80 acres from the Northeast 1/4 and Southeast 1/4 of Section 10, creating a

single 240-acre parcel that stretched from what is now Hillside Avenue north past Linden Avenue (no longer standing). Newton built his residence at the northwest corner of Pennsylvania Avenue and Main Street. Another early resident in the Linden-Hill survey area was William J. Johnson. A native of Maine, Johnson was among the first residents in the area, arriving in 1836. Between 1843 and 1845, Johnson purchased three 40-acre parcels along Hill Avenue (which was then known as Gardner Bridge Road). Johnson built an L-Form farmhouse on his parcel in 1845, and the house remains as the oldest residence in the Linden-Hill survey area.<sup>3</sup>

## THE COMING OF THE RAILROAD AND THE MAKING OF DANBY

Although it seemed logical that the Galena and Chicago railroad (later known as the Chicago and Northwestern) should come through the thriving Stacy's Corners, Lewey Newton had other ideas. The charter for the railroad was granted in 1836 but construction did not begin until 1848, with the first section of track between Chicago to the Des Plaines River opening that year. When the president and chief engineer of the company began looking for land to purchase for right-of-way west of the river later that year, Newton convinced them to plan the right-of-way through his farm—approximately one mile south of Stacy's Corners. When the railroad opened through the area, with the nearest station in Wheaton, Newton convinced the company to stop on his land if he provided a depot at his own expense. The company agreed, and later that year the first train stopped at Newton Station.<sup>4</sup> The center of business activity for the community shifted down Main Street to the present location of the Central Business District. Seeing the commercial potential of the area around the station, new stationmaster David Kelley built the Mansion House Hotel across the street from the station along Crescent Boulevard. In 1851, a few years after the station was constructed, Kelley renamed the station Danby, after his birthplace in Vermont. In 1855, the town of Danby was platted and recorded by Lewey Newton. The original plat included 13 blocks north and south of the railroad, including two blocks west of Main Street that are within the Linden-Hill survey area.<sup>5</sup> With Stacy's Corners to the north, the area now had two separate communities that would continue to slowly grow together through the later decades of the 19th century. Throughout the 1850s, small businesses opened in Danby, including a general store, a shoemaker, a blacksmith, and several saloons. William H. Wagner,

who arrived from Pennsylvania in 1852, built a blacksmith shop and residence along what is now Pennsylvania Avenue. His brother Matthias followed the next year, building his own house and carriage shop adjacent to William's property. Two hotels were also erected in Danby during this time. The Mansion House and the Danby House were located across from each other on opposite corners of the intersection of Main and Delavan (now Crescent Boulevard). The hotels attracted travelers riding the Galena and Chicago line, and helped to cement Danby's position as one of the burgeoning communities in the county. By 1856, Danby's population had grown to between 300 and 400 people.<sup>6</sup> Residential and commercial development continued through the 1860s at a slow pace, as the quiet community watched the growth of nearby Wheaton rise after it became the Du Page County seat in 1867.

## PROSPECT PARK IN THE 1870s

In 1874, the residents of Danby changed the name of the railroad station to Prospect Park, and farmers slowly began to subdivide their acreage. The *1874 Atlas and History of Du Page County*, which includes separate maps of both Prospect Park and Stacy's Corners, shows only two subdivisions



1874 Map of Prospect Park

outside of the original Town of Danby plat, both of which are located within the Linden-Hill survey area. The earliest, called "Glenwood" (shown as "Elmwood" on the 1874 Atlas), was created from land owned by Charles A. Phillips. Phillips first came to Milton Township as a young boy, when his father Harris Washington Phillips relocated from Brandon, Vermont in 1864. H. W. Phillips purchased large parcels of land in the area, including part of the northwest quarter of Section 14 that had originally belonged to William J. Johnson. Phillips opened a store in Danby, and constructed a house for his family on Park Boulevard. After spending several years of his early adulthood as United States Deputy Marshall in Arizona, H. W. Phillips' son Charles returned to Danby in 1865, and became involved in real estate development.<sup>7</sup> Charles acquired a portion of his father's landholdings and created the Glenwood Subdivision in 1873. The subdivision consisted of six blocks between Glenwood Avenue, the railroad tracks, what would later become Lorraine Avenue, and Hillside Avenue. Most of the blocks were laid out for dense development, with up to 60 lots crowded onto each block. The exception to this pattern is Block 6, which contains larger lots. Phillips continued his real estate speculation in the area, creating a second, larger subdivision south and east of Glenwood, called Prospect Park Addition.<sup>8</sup> The subdivision contained seven blocks between Main Street, Hillside Avenue, and Hawthorne Avenue, and included parcels along the west side of Prospect Avenue. Larger lots meant for more impressive residences were concentrated close to Main Street and Hill Avenue, with more modest lots on the other blocks. The layouts of these two subdivisions, with the dense layout on many of the blocks, seem to indicate that Phillips was optimistic about the future growth of Prospect Park. The size of the lots in these two subdivisions is also telling—compared with the expansive lots in later

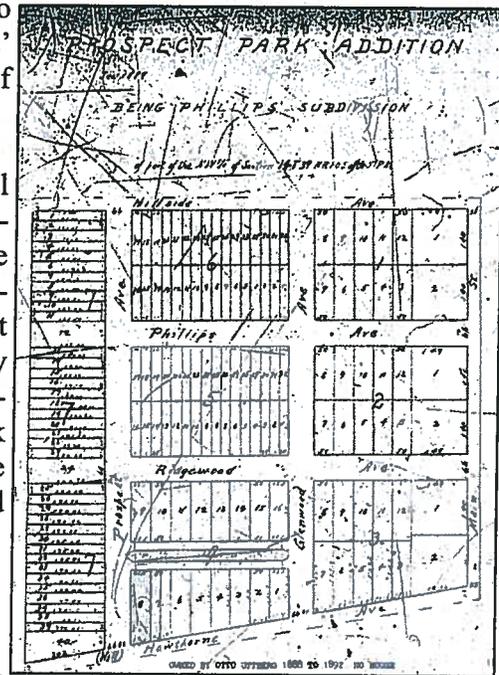
subdivisions north of the railroad, which were meant to attract wealthy residents, the smaller lots in Phillips' subdivisions were obviously meant to attract families of more modest means.

Despite the platting of these new subdivisions, actual building in the Linden-Hill survey area remained sporadic. The area around Danby was still considered more attractive for its farm land, although the number of businesses had been steadily increasing through the past decade. North of the railroad, development was mainly concentrated along Main Street. This northward development would eventually help to unite Prospect Park with Stacy's Corners. Land farther west, including the northern half of the Linden-Hill survey area, remained undeveloped during this period.

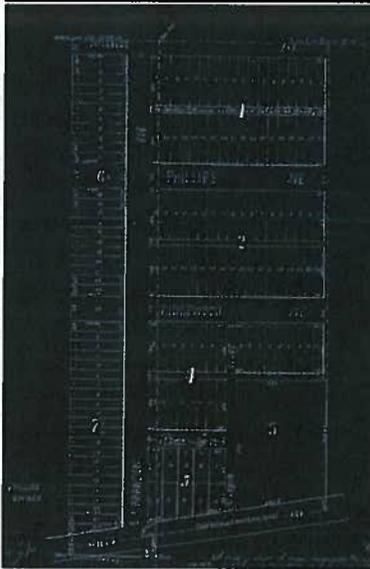
## PROSPECT PARK TO GLEN ELLYN

The 1880s saw several major changes to what is now Glen Ellyn. On July 1, 1882, the village of Prospect Park was incorporated. Joseph McChesney was named as the first village president, and Board members included William H. Wagner, William C. Newton (son of Lewey Q. Newton), and P. G. Hubbard. The Village Board set about to implement several improvements, including the laying of gravel along some of the major streets.<sup>9</sup> In 1885, Thomas E. Hill, a professor and former two-term mayor of Aurora, settled in the village, and quickly established himself as an influential member of the community. Hill devised a plan to create a 50-acre lake on the 600 acres of land on the west side of a marshy basin formed by several spring-fed streams. Hill and fellow landholder Seth Baker, along with other local investors, created the Prospect Park Improvement Association to manage the development. By raising a dam across its northern outlet, Hill was able to create the picturesque Lake Ellyn (subsequently known as Lake Glen Ellyn), named after his wife and the centerpiece of his development. Hill's partners in the Prospect Park Improvement Association then formed the Glen Ellyn Hotel and Springs Company, and proceeded to build a spectacular hotel overlooking the lake. With the mineral springs nearby, a luxurious health resort was founded, and Prospect Park transformed from a sleepy village into a destination for vacationers from Chicago and the surrounding towns. To cement its associations with Hill's new resort, the residents of the village voted in September of 1891 to change its name to Glen Ellyn, after the lake that was the centerpiece of the new development.<sup>10</sup>

The location of Lake Ellyn and the Glen Ellyn Hotel helped to spur development in the north of the village. In 1890, much of the land immediately surrounding Main Street north of Cottage Avenue was subdivided into Glen Ellyn's Addition to Prospect Park, where many picturesque houses were built within Glen Ellyn's Addition in the last years of the 19th century. In contrast, development west and south, where the Linden-Hill survey area is located, remained slow. Charles Phillips continued to subdivide his holdings along Hill Avenue, creating Phillip's Third



**Prospect Park Addition  
(W. H. Phillips Subdivision)**



**Phillip's Third Addition  
to Prospect Park (1887)**

Addition to Prospect Park in 1887.<sup>11</sup> New houses were built within subdivided areas south of the railroad. Queen Anne-style residences, like the Isaac & Angelina Churchill House and the Thomas Hoadley House, were built along major thoroughfares like Main Street and Prospect Avenue. A number of vernacular-style houses were also constructed on smaller lots on Duane Street and Hillside Avenue. North of the railroad and west of Western Avenue, the only remaining 19th-century residence is the Davis House, built in 1892 and located at 633 Davis Court.



**Isaac & Angelina Churchill**

## EARLY 20th-CENTURY DEVELOPMENT

Glen Ellyn's era as a resort destination came to an end in 1906, when the grand Glen Ellyn Hotel was struck by lightning and burned to the ground. By that time, however, the village had begun to transition into a suburban community. During the first decades of the 20<sup>th</sup> century, Glen Ellyn added public improvements by paving roads, pouring concrete sidewalks, and running gas, electric, water, and telephone pipes and wires. Electric rail service provided by the Aurora, Elgin, and Chicago railroad opened in 1901 with a direct connection to Chicago's Metropolitan West Side Railroad and the downtown Loop. New commercial structures built in Glen Ellyn's business district were substantial masonry construction. Construction also began to pick up in the south end of the Linden-Hill survey area, which had long-established subdivisions and was closer to the railroad and central business district. As with earlier residential development in the area, most of the houses built during the first decades of the century were modest vernacular types like Gable Front and American Foursquare. A handful of houses also began to appear in the northern section of the survey area in the 1900s, on Newton, Cottage, and Western Avenues.

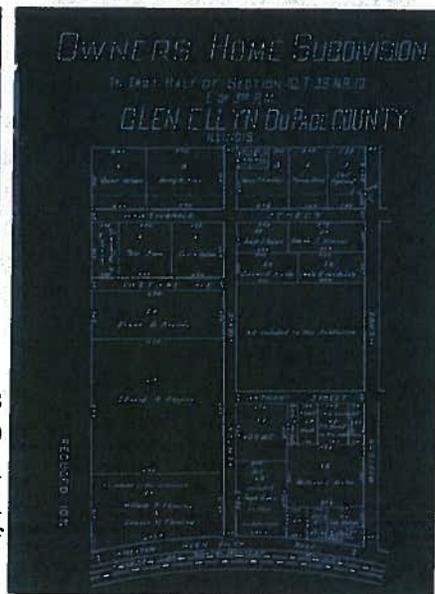


**Churchill House  
404 Prospect Avenue**

Residential growth continued to increase in the 1910s, with several new subdivisions platted in both the north and south ends of the Linden-Hill survey area. In 1913, 21 individual owners joined together to create the Owners Home Subdivision between the railroad and the north side



Glen Terrace Subdivision (1913)



Owner's Home Subdivision  
(1913)

of Hawthorne Avenue, west of Western Avenue. Holdings within the subdivision varied from lots measuring 190 x 240 to the parcel held by Edward S. Hopping, which measured 660 x 634 feet. South of the railroad, development continued to the west. The Glen Terrace Subdivision, located west of Lorraine between Hillside and the railroad, was platted in 1913 on land previously held by William H. Wagner. Two years later, another section of Wagner's holdings south of Glen Terrace called Chesterfield Highlands was subdivided.

However, as with the first subdivisions in the area, the creation of Glen Terrace and Chesterfield Highlands preceded substantial construction in the area by decades.<sup>12</sup>

In 1914, the Chesterfield Country Club opened its nine-hole golf course on vacant land south of Hillside and west of Lorraine. The course was meant to be followed by the construction of a club house on the south side of Hillside Avenue, but the building was never started, and the golf course was replaced with a subdivision by the mid-1920s.<sup>13</sup>

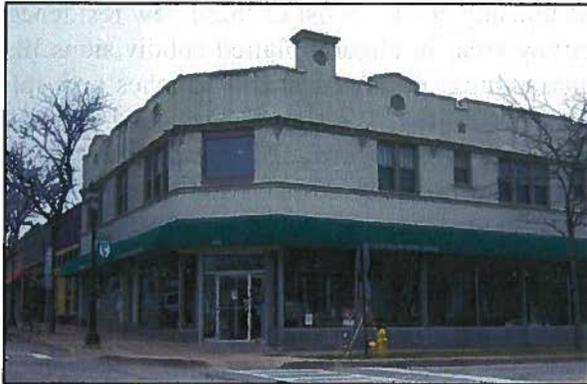
## THE BUILDING BOOM OF THE 1920s TRANSFORMS LINDEN-HILL

The 1920s were a time of explosive growth in communities throughout the country, and Glen Ellyn was no exception. Between 1920 and 1928, the population of Glen Ellyn more than doubled, from 3,890 to 8,000. New subdivisions began popping up in previously untouched areas south and west of the center of the village, and housing construction accelerated. In an attempt to control this explosive new growth, Glen Ellyn's Village Board passed its first zoning ordinance in 1923, and Village President James Slawson appointed the village's first Plan Commission two years later. The building boom of the 1920s transformed the Linden-Hill survey area from clusters of houses around main thoroughfares interspersed with rows of vacant lots, to a nearly-mature residential area. Between 1920 and 1929, over 200 houses accounting for nearly 1/4 of the current housing stock were constructed in the area.<sup>14</sup> In keeping with the past residential character of the neighborhood, most of these houses were simple bungalows or modest examples of the classically-inspired revival styles that were so popular in suburban communities around the country during this time.

New subdivisions within the Linden-Hill survey area were platted during this decade in anticipation of continued residential expansion. The largest of these was Chesterfield Heights, a ram-

bling development located on the former grounds of the Chesterfield Country Club and Golf Course. The design of the subdivision is the only deviation from the rectilinear street grid of the other developments in the survey area, and its curving streets are reminiscent of picturesque suburban developments first popularized in the 19th century.<sup>15</sup>

In addition to residential growth, the 1920s were a time of fast-paced commercial development in the central business district. Under the influence of the newly-established Glen Ellyn Plan Commission, many of the new or remodeled buildings in the village's central business district on both sides of the railroad were designed in the Tudor Revival style, creating a visually cohesive center to the village. In the Linden-Hill survey area, several modest One Part Commercial



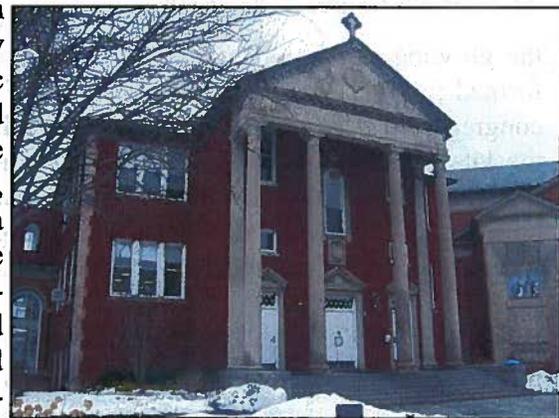
**440 N. Main Street**



**Main Street, looking northeast from  
Hillside Avenue (1920s)**

blocks were constructed along the west side of Main Street during this decade, along with a more substantial Two-Part Commercial Block at the southwest corner of Main and Duane Streets.

One of the most prominent new buildings constructed within the Linden-Hill survey area during the 1920s was the St. Petronille Catholic Church and School. The completion of this church in 1926 was the culmination of years of effort from Catholic residents within the village. In the early 1920s, there were approximately sixty Catholic families within the village, most of whom attended mass in either Wheaton or Lombard. In 1922, the Glen Ellyn Catholic Women's club was organized, and the group quickly began a campaign to bring a new parish to the village. The following year, the Catholic residents filed a petition with the Archdiocese of Chicago to establish a church and school in the village. Cardinal Mundelein granted the petition in 1925, and the newly-formed congregation celebrated their first Mass in the Glen Ellyn State Bank Building. The congregation purchased a large lot at the corner of Hillside and Prospect

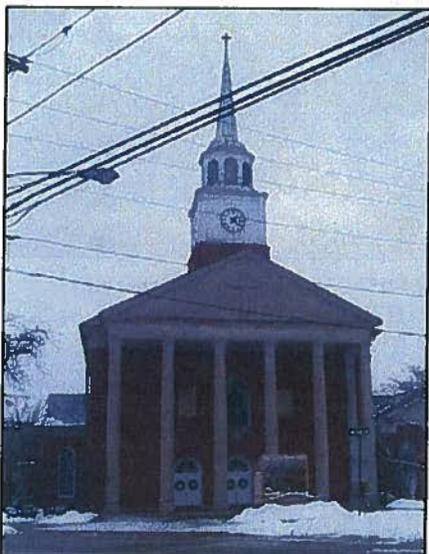


**St. Petronille Church and School Building**

and began construction on the new building. Two existing residences already on the property were converted into a rectory and convent. The Classical Revival structure was dedicated in early 1926, and marked the beginning of what would become an extensive parish complex.

## MID-20TH-CENTURY DEVELOPMENT IN LINDEN-HILL

The Linden-Hill survey area saw little residential construction during the 1930s and 1940s, due to the crippling economic effects of the Great Depression and the subsequent restrictions on building during World War II. What followed this lull was a second building boom that exceeded even the impressive growth of the 1920s. Nearly 275 residences were built during the 1950s and 1960s, accounting for over 35% of the housing stock. Most of these new residences were constructed in the western edges of the survey area, in already-platted subdivisions like Chesterfield Heights and Glen Terrace. The unassuming, nearly-identical ranches and split



**St. Petronille Church Building (1956)**

levels that line Chesterfield, Windsor, Dawn, and Emerald Avenues were almost surely speculative developments built quickly to meet the ever-rising demand for housing in the decade after the war.

The post-war years also saw the construction of several non-residential buildings within the survey area, including several new church buildings, Geische shoe store, and a new junior high school. The Glen Ellyn Evangelical Covenant Church built its first church building at the southwest corner of Hawthorne Street and Kenilworth Avenue in 1946, on land that had previously been part of George Ball's greenhouse business. The congregation expanded so rapidly that a \$200,000 addition was built just eleven years later. Also built on Ball's former nursery grounds was Glen Ellyn Junior High School. Located just west and north of the Evangelical Covenant Church, the school—which was constructed in 1954—was one of several built during this time to absorb

the growing school-age population in the village. The Glen Ellyn Bible Church, which had formed in 1943 as a merger between the First Evangelical Church and the Gospel Tabernacle congregation, also built a new church building at the southwest corner of Hillside and Main in the late 1950s. St. Petronille parish, which had recently become part of the newly-formed Archdiocese of Joliet, conducted an extensive expansion campaign during the post-war years, building an impressive new church building at the northwest corner of Glenwood and Hillside Avenues in 1956 and an eight-room school and chapel addition in 1964.<sup>17</sup>

By the early 1970s, the Linden-Hill survey area had reached residential maturity, with most of its lots occupied. As with most other areas within the historic center of the village, the survey area did see an uptick in new construction beginning in the 1990s and slowly increasing into the first decade of the 21st century. Almost all of these new buildings were teardowns that were built on lots that had been occupied by an older home.

## ARCHITECTURE OF THE LINDEN-HILL SURVEY AREA

The architecture of the Linden-Hill survey area, which includes some of the earliest subdivisions within Glen Ellyn, exhibits a wide range of architectural high styles and vernacular types dating from the mid-1800s through to the present day. The survey area also includes a handful of early 20th-century commercial structures along the west side of Main Street, south of the railroad. Although the Linden-Hill survey area does not feature as many significant-rated buildings as were found within last year's North-Central survey, it does contain more PS- and S-rated structures than in combined Glen Ellyn, Glen Ellyn East, and Glen Ellyn West areas that were surveyed in 2006-2007. The Linden-Hill survey area also features the lowest number of non-contributing structures of any of the areas surveyed so far, and the lowest number of teardowns (indicated by the number of buildings within the survey areas constructed after 1990). The following table illustrates the comparative numbers among the three surveys:

Survey Areas	Total Structures	C	NC	PS	S	Built in or after 1990
Glen Ellyn Combined Survey Areas (2006-7)	898	394	427	30	47	123
North-Central Survey Area (2008-9)	826	388	256	91	91	141
Linden-Hill Survey Area (2009-10)	826	488	253	31	54	112

## DOMESTIC ARCHITECTURE IN THE LINDEN-HILL SURVEY AREA

The Linden-Hill survey area contains buildings representing the entire span of Glen Ellyn's residential development, from early vernacular structures dating from the mid-1800s to just-built houses. This is due, in part, to the location of the survey area, which includes sections south of the railroad and east of Main Street that were subdivided in the 1870s, as well as areas along the western edge of the village that remained largely empty until after World War II. The survey area contains a total of 826 structures, of which 803 are residential. Of these residential buildings, 765 were historically single-family and 38 were historically multi-family residential. The single-family residential structures that have been surveyed can be placed into the following groups: high-style architecture, 19th-century vernacular types, and 20th-century popular house types.

High-style architecture includes buildings that are architect-designed or, if no professional architect was involved, display a conscious attempt to incorporate common architectural characteristics in fashion during the time they were built. These categories are based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be identified in a building.

Some architectural high styles are based on historic precedents. These may include buildings from the 19<sup>th</sup> century that were loosely based on styles from the past, such as Italianate, Greek Revival, and Queen Anne. It also includes the more literal historic revival styles that prevailed during the 1910s and 1920s, such as Colonial Revival, Tudor Revival, and others. Finally, it includes homes built during the last 30 years, from the 1970s through the present, which are mostly conscious interpretations of historic styles. They are sometimes referred to as Neo-Traditional because of a more literal use of historic inspired elements.

Other high-style buildings, those that were built during the 20<sup>th</sup> century, include some that generally make no reference to prior historic styles. Rather, they look to practical massing based on the function of the building, use of modern materials, and little, if any, ornament. The earliest of these is the Prairie style that Frank Lloyd Wright initiated in the early 1900s. Others date from the modern period, generally after 1930, and include Art Deco, International Style, and Contemporary styles.

Approximately 25% (192) of the single-family residences in the Linden-Hill survey area are historic high-style buildings from the late 19<sup>th</sup>- to mid 20<sup>th</sup>-century. The Colonial Revival style is the most represented high style, with 48 examples. There are also 41 examples of the closely-related Dutch Colonial Revival style, and 28 of the simpler Cape Cod style. The Tudor Revival style, which usually rivaled Colonial Revival in popularity in most Midwest towns, is also well-represented, with 20 examples in the survey area. Of those styles not based on historic precedent, the Craftsman style and related Craftsman Bungalow are most popular, with 31 combined examples. Other historic 20th-century high styles in the survey area include French Eclectic, Mediterranean Revival and Prairie, all of which are represented by single examples. Nineteenth-century high styles are less common within the survey area—there are only six examples of the Queen Anne style, and single examples of the related Queen Anne-Free Classic and Shingle styles. A large number of high-style residences in the survey area are non-historic, with Neo-Traditional alone representing over 15% (116) of the total housing stock. Other non-historic high styles include Neo-Prairie (one), Neo-Tudor (one), Mansard (three). Some 20th-century high styles can encompass both historic (older than 50 years) and non-historic (younger than 50 years) examples. Of the thirteen Contemporary houses in the survey area, one is historic, and the remaining twelve are non-historic. Eleven of the 24 Neo-Colonial residences are also historic, with the remaining thirteen considered non-historic; the sole example of Neo-Dutch Colonial Revival is also historic.

Vernacular and popular house types are generally non-stylistic and include 19<sup>th</sup>-century vernacular house types whose design depends on a builder's experience and knowledge, as well as later 20<sup>th</sup>-century popular house types that were typically constructed according to widely available published plans. In this survey, those buildings not defined as high style are considered either vernacular or popular in type. Nineteenth-century vernacular buildings were usually built by an owner or builder who relied on simple, practical techniques and locally available materials for overall design and floor layout. Availability and locale determined the types of structural systems, materials, and millwork found in vernacular buildings. Because of this, vernacular buildings are most easily classified by their general shape, roof style, or floor plan. Occasionally, ornament characteristic of a high style such as Italianate or Queen Anne is applied to the

facade.

Just over six percent (48) of the residential structures in the Linden-Hill survey area can be classified as 19<sup>th</sup>-century vernacular types, with a few of them built into the early years of the 20<sup>th</sup> century. The largest number of these is the Gable Front and related Gable Front Cottage, which are represented by 35 combined examples. Also in the survey area are the Side Gable (two) and Side Gable Cottage (four), Gabled Ell (four), and L-Form (three).

Beginning in the early 20<sup>th</sup> century, plans for popular house types were widely published and made available in books and catalogues. The earliest of these 20<sup>th</sup>-century popular house types was the American Foursquare, which some architectural historians suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and a hipped roof, was particularly popular between 1900 and 1920. Bungalows of various sorts were another type built throughout the country until 1930. After 1930, during the modern period, popular house types included the Ranch, Raised Ranch, and Minimal Traditional. The Split Level began to be built in the early 1950s through 1960s.

Nearly half (349 or 46%) of the single family residences within the Linden-Hill survey area are 20<sup>th</sup>-century popular types. Of the 349, 327 are historic examples. The ubiquitous Bungalow is the most-represented not only of the 20<sup>th</sup>-century popular types, but also of any architectural style, with 135 examples. There are also 90 examples of the Ranch type, which was to the post-war era what the Bungalow was to the 1920s. The sheer numbers of these two types should come as no surprise, considering that 55% of the houses in the survey area were constructed during either the 1920s or the 1950s. Minimal Traditional (33) and Split-Level (29) are also well-represented in the survey area.

The following sections describe the high-style architecture from the 19<sup>th</sup> and 20<sup>th</sup> centuries, 19<sup>th</sup>-century vernacular house types, and 20<sup>th</sup>-century popular house types. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant. In some cases it was not possible to illustrate all the significant ranked buildings in a particular style because there were several. In a few other cases a building with less integrity had to be chosen because it was the only surviving example of a particular style or type.

## MID- TO LATE-19TH CENTURY DEVELOPMENT

### PROMINENT HIGH STYLE ARCHITECTURE

Although the Linden-Hill survey area features some of the earliest subdivided areas in the village of Glen Ellyn, the area does not exhibit the same large number of examples of high-style architecture from this period seen in the North-Central survey area. However, there are some fine examples of two of the most popular 19<sup>th</sup>-century high styles located within the present survey area—the Queen Anne (and its Free-Classic variant) and Shingle styles. Most of the significant—and potentially significant-rated examples of these styles are found in the southern half of the survey area, near Main Street.

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**QUEEN ANNE**

The Queen Anne style is one of several styles popular in America from about 1880 to 1910. It was popularized by Richard Norman Shaw and other 19<sup>th</sup>-century English architects and has roots in styles prevalent during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne style houses.

There are six examples of the Queen Anne style in the survey area, all dating from the 1890s. Of these, two—the Edward H. Cleaver House at 490 Phillips Avenue, and the Isaac and Angeline Churchill House at 404 Prospect Avenue—were rated significant. The Thomas A. Hoadley House at 386 S. Main Street, and the house at 496 Phillips Avenue were rated potentially significant.



**Edward H. Cleaver House  
490 Phillips Avenue**

The Edward H. Cleaver House at 490 Phillips Avenue is one of the most architecturally impressive residences within the Linden-Hill survey area. The house, constructed in 1894, was built for Cleaver by Amos Churchill, a well-known builder in Glen Ellyn around the turn of the century. An unusual example of the Queen Anne style, the house features a multi-hipped roof with gently flared eaves and decorative brackets, hipped and shed-roof dormers, and wood coursed and fishtale shingles. A round corner porch with a conical roof dominates the façade, and is echoed on the opposite corner of the façade by a second rounded bay. The house retains almost all of its historic fabric, and has undergone only minor alterations in the 106 years since it was built. The Cleaver House is one of six local landmarks within the Linden-Hill survey area. It has also received a plaque from the Glen Ellyn Historical Society. The house is the only building within the Linden-Hill survey area that is potentially eligible for individual listing on the National Register of Historic Places.



**Isaac & Angeline Churchill House  
404 Prospect Avenue**

The Isaac and Angeline Churchill House, located at 404 Prospect Avenue, is a more traditional example of the Queen Anne style. Built in 1893, the house features an L-shaped massing, full-

height projecting front bay with cutaway corners, and a restored front entry porch. Like the Cleaver House, the Churchill House has received a plaque from the Glen Ellyn Historical Society, and has been designated as a local landmark.

There is also a single example of the Free Classic variant of the Queen Anne style located at 540 Newton Avenue. The house was rated contributing and was therefore not intensively surveyed.

## SHINGLE STYLE

The Shingle Style, popular between 1880 and 1900, is a variable style that borrows characteristics from several other styles. Many are closely related to the Queen Anne style with a facade that is usually asymmetrical, with irregular, steeply pitched rooflines having cross-gables and multilevel eaves. Others have Colonial Revival or Dutch Colonial Revival style features such as gambrel roofs, classical columns, and Palladian windows. The distinguishing feature that sets this style apart is the use of continuous wood shingles cladding the roof and walls and wrapping the house like a skin. Shingled walls may curve into recessed windows, and even cover porch knee walls.

The sole example of the Shingle Style, located at 487 Duane Street, has been rated potentially significant. The house is a relatively modest example of the style, with its pent-flared side and front gables, shingled 2nd story, and slightly projecting square window bays on the front façade. Although altered, the structure of the entry porch located in the intersection between two bays is original. The coach house located at the south end of the property is also historic.



487 Duane Street

## 19th-CENTURY VERNACULAR HOUSE TYPES

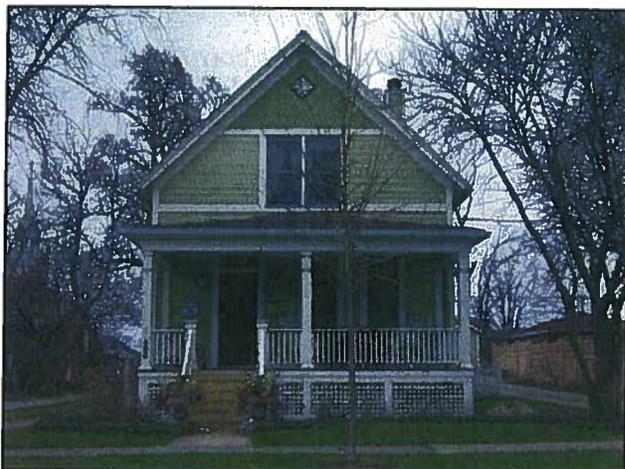
The majority of the 19th-century residences within the Linden-Hill survey area are not high-style examples like those in the North-Central survey from 2008-2009, but are more modest vernacular types. Just over six percent (48) of the structures in the survey area can be defined as 19<sup>th</sup>-century vernacular types. The most common of these are Gable Front (including Gable Front Cottage), followed by Side Gable (including Side Gable Cottage), and L-Form.

Because 19<sup>th</sup>-century vernacular types are generally simple in plan and were originally built with little stylistic ornamentation, they are frequently underappreciated. Changes over the years tend to obscure their original character. Determining significance in a vernacular structure is usually based on integrity, that is, the presence of its original, historic configuration and materials, with few alterations. Fourteen of the 19<sup>th</sup>-century vernacular type houses in the survey have

been ranked locally significant or potentially significant.

## GABLE FRONT HOUSES AND COTTAGES

The Gable Front house, which includes the more diminutive Gable Front cottage, dates from the 19<sup>th</sup> through the early 20<sup>th</sup> century, and is the most common type in the survey area, with 35 examples. Included in this group are some of the oldest houses in the survey area—one appears to date from the mid-1800s, and several date from the 1880s and 1890s. The majority date from



**Amos Churchill House  
486 Phillips Avenue**

around the turn of the 20th century. A Gable Front house or cottage is characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front the gable end faces the street and is the front of the house. It is often a working-class house, usually frame, with a rectangular plan, minimal projections on the front facade, and the front entry on the open end of the gable. Often the porch extends the full width of the front of the house. Sometimes Gable Front houses display trim details in the architectural styles that were in favor at the time. Three Gable Front houses in the survey area were rated significant; two Gable Front houses and two Gable Front

cottages were also rated potentially significant.

A typical 19th-century example of the Gable Front type is the Amos Churchill House at 486 Phillips Avenue. Born in Glen Ellyn in 1842 to one of the early families to first settle in Babcock's Grove, Churchill was a prolific builder who constructed between 25 and 30 homes in the village during his career. He also owned a lumber mill in town with Louis Newton. Churchill was an active member of the community—elected Village Board President in 1895, he used his tenure to convince the Northwestern Railroad to construct a new station in the Village.<sup>18</sup> Churchill built this simple Gable Front for himself in 1895. Although the house retains its historic massing, window openings, and porch structure, it has been rated potentially significant because of its alterations. The house was the second home in the Village to receive a plaque from the Glen Ellyn Historical Society.

The houses at 375 Anthony Avenue and 454 Hill Avenue—both of which have been rated significant—represent the types of Gable Front Cottages built in the village during the first decade of the 20th century. Built in 1900, the house at 454 Hill, with its stucco cladding and simple wood trim, was a slight departure from the Gable Front residences built in the previous decades, which were usually wood-clad and exhibited simplified Queen Anne-inspired decorative elements. The house has been well-preserved, and has only minor alterations. The house at 375 Anthony Avenue, built seven years later, features broader overall massing and a lower-pitched

**454 Hill Avenue****375 Anthony Avenue**

roofline than the earlier Gable Front examples, and could be viewed as an early prototype of the gabled Bungalow form that would become popular in the coming decades.

#### SIDE GABLE HOUSES AND COTTAGES

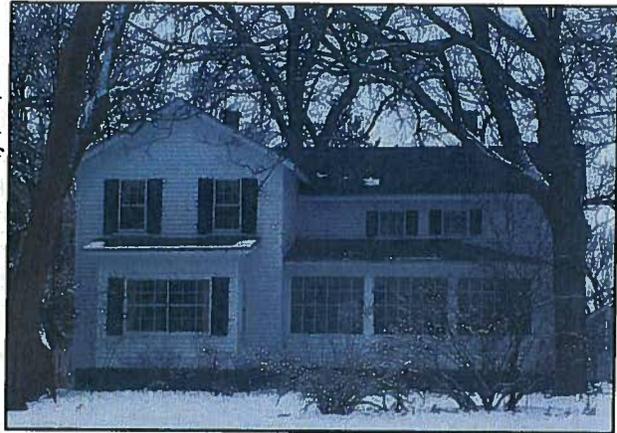
The Side Gable, also popular from the mid 19th century to the early 20th century, is the second most common 19th-century vernacular type in the survey area. The Side Gable house is very similar to the Gable Front house, the only difference being that the Side Gable has the gable roof ends at the sides of the structure rather than at the front as in a Gable Front. As with Gable Front, most Side Gable houses exhibit little ornamentation and are usually frame. There are two Side Gable houses and four Side Gable Cottages in the survey area. One of the Side Gable Cottages—the William A. Newell House at 366 Glenwood Avenue—is rated significant, and another—the Joseph Staddler House at 392 Prospect Avenue—is rated potentially significant.

**William A. Newell House  
366 Glenwood Avenue**

The William A. Newell House is a slightly more elaborate example of the typical Side Gable Cottage. Built in 1892, it features a symmetrical façade with a center entry flanked by two three-sided window bays with stained glass center windows. The small entry porch is a later alteration. The house was awarded a plaque from the Glen Ellyn Historical Society in 1983.

## L-FORM

Some simple vernacular house types are based on general massing, overall floor plan, and roof configuration. The most common of these can be described as L-Plan, Cross-Plan, or T-Plan. These houses and cottages do not have two separate house sections, but rather an L, Cross, or T configuration as one single integrated whole. The gable roofs intersect at a right angle and the roof ridges are usually, although not always, at the same height as a multiple gable roof. There are three L-Form structures in the Linden-Hill survey area, one of which—the William J. Johnson House at



**William J. Johnson House**  
426 Hill Avenue

426 Hill Avenue—is rated significant. Built in the mid-1840s, the house is the oldest standing in the Linden-Hill survey area, and one of the oldest in the village. Johnson, who came to Du Page County from Maine in 1836, served for a time as County Treasurer. The house, which is set far back from Hill Avenue on a large lot, features the two-story front gable bay and intersecting two-story side gable wing that make up the massing of the typical L-Form. Historic photographs of the house show that the only substantial alterations that have occurred are the enclosure of the hipped roof front porch with multi-light wood windows, and the addition of a one-story square bay onto the original two-story front gable bay. Both alterations appear historic. The house received a plaque from the Glen Ellyn Historical Society in 1977.

## HISTORIC 20TH-CENTURY HIGH STYLES

The survey area contains 184 historic high-style buildings dating from the early 1900s to 1960. Although this number is much higher than that for 19th-century high styles, it is still a relatively small percentage (four percent) of survey area's total residential stock. The majority (139 or 82%) of the 20th-century high styles are historic revival styles from the 1910s, 20s, and 30s. There are also 13 Craftsman-style houses, 18 Craftsman Bungalows, and 1 Prairie style house (which is rated contributing). Colonial Revival and the closely-related Dutch Colonial Revival styles were most popular, with 48 and 41 examples, respectively. Another classically-inspired style, the Cape Cod, is also well-represented, with 28 examples. Other historic high styles within the survey area include Tudor Revival (20); French Eclectic (1); and Mediterranean Revival (1). Non-historic high styles include the Neo-Traditional style, with 116 examples, along with other current interpretations of historic styles dating from the 1980s to the present. Some 20th-century high styles, like Contemporary and Neo-Colonial, contain both historic and non-historic examples.

## EARLY 20<sup>TH</sup>-CENTURY HIGH STYLES BREAK WITH HISTORIC PRECEDENT

As in many cities and towns across the county, development in Glen Ellyn's Linden-Hill survey area in the first decades of the 20<sup>th</sup> century followed design trends that broke with historic

precedent. The simpler Prairie School and Craftsman styles were remarkable departures from the picturesque styles of the late 19<sup>th</sup> century. In these styles, the pure expression of materials, without unnecessary ornamentation, was the dominant design feature.

## CRAFTSMAN

The best-represented style in the survey area from the early 20<sup>th</sup> century and not based on historic precedent is the Craftsman style. Often exhibiting low-pitched roofs with deep overhanging eaves, Craftsman homes have exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double-hung sash with three panes in the upper sash and one in the lower. Although they were built into the 1920s, the Craftsman style was particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.



**418 Ridgewood Avenue**

There are 13 examples of the Craftsman style in the survey area, of which three are rated locally significant: 320 Anthony Street; 491 Phillips Avenue; and 418 Ridgewood Avenue.

The house at 418 Ridgewood Avenue, constructed around 1915, is the finest example of the style in the survey area. The massing and roofline of the house are simple and straightforward, although the pitch of the roof is slightly steeper than usually seen on Craftsman houses, recalling the 19<sup>th</sup>-century vernacular types like Gable Front and Side Gable. The second story of the house is clad in wood shingles, with wood cladding on the first story. A one-story front gable bay stretches across the façade, incorporating an open entry porch with a square corner column and a front sun porch. The lower pitch of the gable roof on this bay is more in keeping with typical Craftsman designs.

The house at 320 Anthony Street is a less typical example of the Craftsman style. The rectangular massing and symmetrical façade with center entry are reminiscent of Colonial Revival-style houses that proliferated in the 1910s and 1920s, while the vertically-divided upper sash and simple window surrounds and simple wood-clad exterior with little ornamentation are in keeping with the Craftsman aesthetic.



**320 Anthony Street**

Features of the Craftsman style are so fre-

quently combined with the popular Bungalow form that there is a separate classification for these houses called "Craftsman Bungalow." Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most popular house styles during the teens and twenties. Craftsman Bungalows by definition have more high-style features and can be quite remarkable despite their often modest size. There are 18 Craftsman Bungalows in the survey area, six of which are rated significant and three that are rated potentially significant.

The house at 340 Prospect Avenue is a charming, modest example of a Craftsman Bungalow. The side jerkinhead roof, with its deeply overhanging eaves and exposed rafter tails, is a hallmark of this type of Bungalow. The centered front entry porch features a shed roof and simple, paired wood columns. The six over one and five over one wood windows are original.



**340 Prospect Avenue**

Another well-preserved example of the style is the house at 350 Phillips Avenue, constructed around 1920. The house, which is one of several fine Bungalows and Craftsman Bungalows along Phillips Avenue, features a broad front jerkinhead roof with paired, horizontal windows tucked under the clipped gable. The inset corner porch is enclosed with historic 5-light storms windows.

The Craftsman Bungalow was also a popular type available from the Sears, Roebuck and Company catalog. The introduction of plan book and precut catalog homes brought new opportunities to homebuyers who wanted the latest home styles and trends but could not afford an architect to individually design their new home. Builders or owners could purchase designs from a



**350 Phillips Avenue**

number of mail-order companies that produced plans and designs, and precut catalog companies provided the materials necessary for building the house. These houses were appealing to buyers: the houses could be chosen out of a catalog, were reasonably priced, and could be built on any site. Precut catalog houses could be constructed rapidly since the materials were produced and sized at the catalog company's mills and shipped to the site. Sears, operating out of Chicago from 1908 to 1940, was one of the most successful of the precut catalog companies, selling over 30,000 houses by 1925 and nearly 50,000 by 1930. At the sales office, customers selected a plan from the many designs



408 Phillips Avenue

Illustration of "The Vallonia"  
from Sears Roebuck Catalog

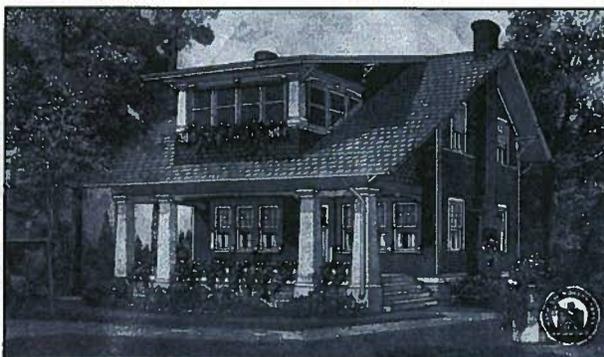
offered in the catalog. After an order was placed, a service representative was assigned, a construction manual provided, and a shipping schedule set up. Soon after, the owners would either hire a local contractor to build the house or build it themselves.

There are a handful of Craftsman Bungalows within the survey area that have either been identified as Sears houses, or appear to be Sears houses but have not been researched. More research is recommended on these houses to confirm whether or not they are Sears houses. Two of these houses—408 and 466 Phillips Avenue—have been rated significant and potentially significant, respectively.

The house at 408 Phillips Avenue is a recently restored example of "the Vallonia," a Sears kit home that was available in the 1920s. The Sears Roebuck catalog describes the Vallonia as "a prize Bungalow home" that "has been built in hundreds of localities." Distinctive features of the house include its broad side gable roof with overhanging eaves, the inset front porch with three-part columns resting on battered brick piers, and a centered gable dormer. In 2007, a large addition was built onto the rear of the house. Although a gabled peak of the addition is visible from the street, the addition does not obscure the original house.



466 Phillips Avenue

Illustration of "The Sunbeam"  
from Sears Roebuck Catalog

The house at 466 Phillips Avenue appears to be an example of another Sears design called "The Sunbeam."<sup>20</sup> The side gable roof of the house slopes down on the front façade to incorporate a full-width porch, distinctive for its oversized battered columns and lack of any rail-

ing. The large shed-roof front dormer was originally designed as a sleeping porch—the illustration of the design from the Sears Roebuck catalog shows the dormer with screens on three sides. Although the sleeping porch has been enclosed with three double hung windows, the rest of the house has been left essentially unaltered.

## HISTORIC REVIVAL STYLES PEAK IN THE 1920s

Although interest in Prairie, Craftsman, and their variations dominated popular taste in the early decades of the 20<sup>th</sup> century, some examples of historic styles were often built. But it was in the 1920s, a boom time for construction throughout the country, that architectural favor turned in full force to historic revival styles. These were influenced by classical, European, and other models in a trend that continued into the 1940s.

### CLASSICAL THEMES:

#### COLONIAL REVIVAL, DUTCH COLONIAL REVIVAL, AND CAPE COD

### COLONIAL REVIVAL

The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia. It became the most popular historic revival style throughout the country between World Wars I and II, as the country enjoyed a resurgence of patriotism. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18<sup>th</sup>-century homes. Most of these buildings are symmetrical and rectangular in plan. Detailing is derived from classical sources, partly due to the influence of the classicism that dominated the 1893 World's Columbian Exposition. Many front facades have classical, temple-like entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

The Colonial Revival style was among the most popular of the 1920s revival styles in the Midwest and throughout the country, so it is not surprising that it is the best represented of the historic revival styles within the Linden-Hill survey area. Of the 48 examples in the survey area,



400 Hill Avenue

three—306 Anthony Street, 400 Hill Avenue, and 604 Western Avenue—are rated significant. The sole potentially significant example is located at 471 Hillside Avenue.

The house at 400 Hillside Avenue is the best example of the style dating from the 1920s, when most of the Colonial Revival residences in the survey area were built. The house features the typical rectangular massing and symmetrical façade seen on most Colonial Revivals. The recessed, center front entry is encased in a handsome classically-

inspired surround with square pilasters. The wide board siding and wood decorative quoins at the corners are unusual elements.

**604 Western Avenue**

example of this streamlined Colonial Revival can be found at 604 Western Avenue. The brick-clad residence features almost no ornamentation, with very simple window surrounds, an unadorned cornice, and a projecting entry bay in place of an elaborate entry surround. The attached garage bay is another popular feature of these later Colonials.

Inspired by the minimalism of the Prairie School and the later International Style and Art Moderne, many builders and architects began producing a stripped down, streamlined version of the Colonial Revival, creating a modernized style that was still recognizable to the average homebuyer. A typical

**306 Anthony Street**

Another example of the more restrained Colonial Revival houses that became popular during the 1930s and 1940s is located at 306 Anthony Street. The residence, constructed in 1940, exhibits many of the hallmark characteristics of earlier versions of the style, including the rectangular massing and symmetrical façade. The low-pitched hipped roof and wood shingle cladding, along with the simplified, almost stylized entry surround, are more common features of later Colonial Revivals.

## DUTCH COLONIAL REVIVAL

**542 Kenilworth Avenue**

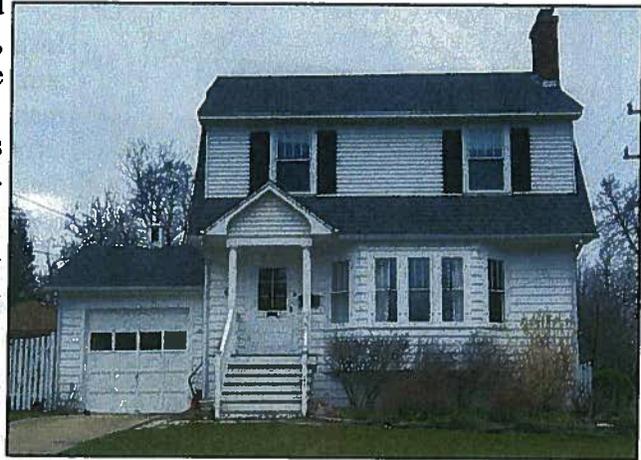
The Dutch Colonial Revival style is a subtype of the Colonial Revival style, marked by a gambrel roof, with a double slope on each side of the building. Those with the gambrel facing the street tend to be earlier, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There are 41 houses in the Dutch Colonial Revival style in the survey area, of which six are rated significant and three are rated potentially significant.

The house at 280 Hawthorne Boulevard is a quaint example of the Dutch Colonial style. Built in

1928, the house features a large three-sided front window bay just east of the entrance, and still retains its historic three over one and four over one wood windows.

A petite but pristine example of the style is 542 Kenilworth Avenue. The house, designed by D. T. Morgan and built in 1927, features brick cladding on the first story and wood shingles under the gambrels and on the dormer walls. The north end projecting entry bay is topped with a triangular pediment, but features no elaborate ornament.



280 Hawthorne Boulevard

A more substantial Dutch Colonial can be found at 313 Hillside Avenue. The broad

side gambrel roof features the typical shed roof dormer stretching across the front façade. The front entry porch roof is supported by delicate Ionic columns, and its elliptical arch is echoed in the fanlight above the front door. These classical details are tempered by three over one and

four over one wood windows, which are more typically seen in Craftsman houses or Bungalows.



331 Hillside Avenue

### CAPE COD

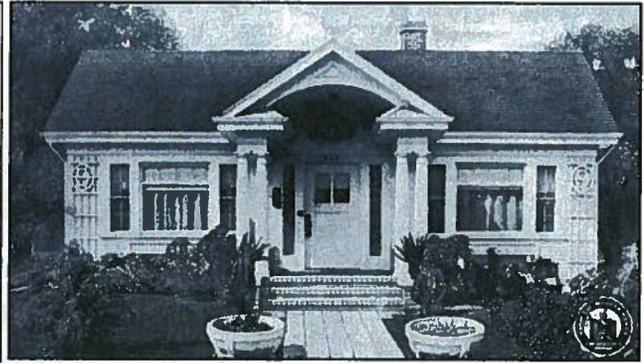
The Cape Cod style house is another subtype, much smaller but a still traditional alternative to the typical two-story Colonial Revival style house. One- to 1½-stories, it is characterized by a rectangular plan with a side gable roof, a central front entrance, and generally two front-facing dormers. There is frequently some classical detailing such as

multi-light windows and classical door and window surrounds. There are 28 Cape Cod houses in the survey area, two of which—272 and 420 Hill Avenue—are rated significant and two of which are rated potentially significant.

The house at 272 Hill Avenue appears to be an intact example of a kit house produced by Sears and Roebuck called “The Crescent.”<sup>21</sup> One of the more popular Sears designs, “The Crescent” was often copied by local builders. Many other contemporary companies that sold kit houses, like Gordon Van Tine and Aladdin, also carried models that looked very similar to “the Crescent.” The most distinctive element of the design is the relatively massive front entry porch, with its segmental arch tucked under a triangular pediment, oversized cornice returns, and grouped round columns. Two identical three-part window bays that are flush with the façade flank the center entry. 272 Hill was designated a local landmark in 1993.



272 Hill Avenue

Photograph of "The Crescent"  
in Sears Roebuck Catalog

## TUDOR REVIVAL



311 Hillside Avenue

Perhaps the most popular revival style in America during the 1920s based on European traditions was the Tudor Revival style. Its design source comes from a variety of late medieval models prevalent in 16<sup>th</sup>-century Tudor England. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature promi-

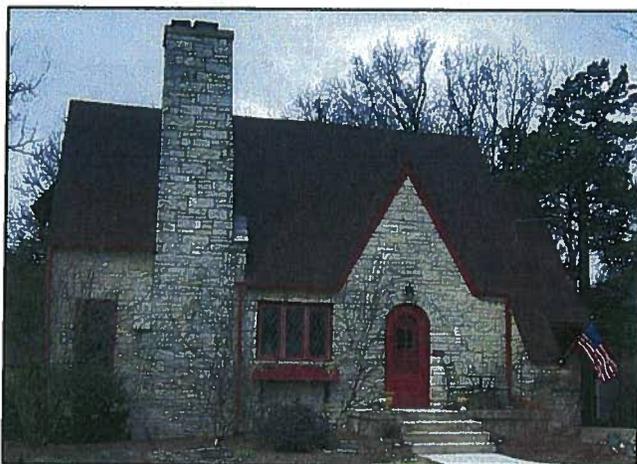
nent exterior stone or brick chimneys.

Tudor Revival is the most popular historic revival style in the Linden-Hill survey area that is not classically-inspired. Of the 20 examples, five are rated significant and five are rated potentially significant. Along the south side of Hillside Avenue, west of Lorraine Road, are several fine brick and stone Tudor Revival residences, all of which have been rated either significant or potentially-significant.

The best-preserved examples from the cluster of Tudor Revivals are 311 and 325 Hillside Avenue.



325 Hillside Avenue



626 Western Avenue

The house at 311 Hillside is a restrained design, with less of the rustic architectural details so often seen on typical examples. The house at 325 Hillside Avenue features the steeply pitched side and front gables and rusticated stone entry surround that are characteristic of the style. The broad, three-sided front gable bay is unusual, and is reminiscent of the front bays seen on Chicago Bungalows.

Perhaps the best example of the Tudor Style in the district is located at 626 Western Avenue. This handsome c. 1930 home features a stone-clad front façade, and a side gable roof that descends down to form a half-wall along the north end of the front elevation. A steeply-pitched front gable entry bay and prominent wall chimney further enliven the façade.

#### OTHER HISTORIC REVIVAL STYLES

There are two other historic revival styles that are also represented in the survey area, although with fewer examples. These styles include French Eclectic (one example), and Mediterranean Revival (one example). Neither is rated architecturally significant.

#### POPULAR HOUSE TYPES OF THE 20<sup>th</sup> CENTURY

Beginning in the early 20th century, plans for popular house types were widely published and made available in books and catalogues throughout the United States. These plans could be purchased and used by individual builders or homeowners on a site of their choosing, which explains the prevalence of some popular types in varied communities all across the country. The earliest of these types was the American Foursquare, which some art historians suggest was influenced by the horizontality of the Prairie School style. Also widely built in the early decades of the century was the Bungalow. After 1930, during the modern period, popular house types included the Ranch and the Split Level. During the post-World War II years in particular, Ranch houses were built all over the country by the hundreds of thousands.

In the Linden-Hill survey area, the vast majority of the residential building stock are 20th-century popular types. Of the 765 single-family houses in the survey area, 349 (nearly 46%) have been categorized as a 20th-century popular type. Early 20th-century types include the American Foursquare and Bungalow. Popular mid-century and post-World War II types like Minimal Traditional, Ranch, and Split-Level are also well-represented within the survey area, especially along the western edge of the Village.

#### AMERICAN FOURSQUARE

American Foursquare houses are simple, mostly symmetrical houses that began to appear at the

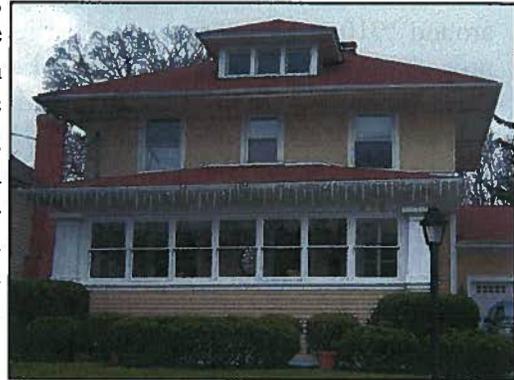


**Alfred & Emma Johnson House**  
490 Hill Avenue

turn of the 20th century. The house is typically square or nearly square in plan with four equal-sized rooms — an entrance hall, living room, dining room, and kitchen — in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. The Foursquare is usually two- to 2½-stories tall, two to three bays wide, with a hipped or pyramidal roof with overhanging eaves, dormers, and a full-width front porch with classical or squared-off columns.

There are eleven American Foursquare houses in the survey area, two of which—the Alfred and Emma Johnson House 490 Hill Avenue and the

house at 378 Anthony Street—are rated significant, and two of which are rated potentially significant. The Alfred and Emma Johnson House, built in 1905, is an early example of the style, with the characteristic hipped roof with flared eaves, a hipped front dormer, and a generous front porch with square columns and solid knee walls. Historic alterations to the house include a two-story east side addition from the 1920s and wood cladding (the house was originally stucco-clad) from the 1930s.



**378 Anthony Street**

The house at 378 Anthony Street is a more typical example of the style, which retains its original massing. The broad hipped roof and dormer are ubiquitous features, and the stucco cladding on the second floor shows the influence of the Prairie School. The expansive front porch, although enclosed with one over one double-hung windows, still has its squat, battered square columns resting on the solid knee wall.

## BUNGALOW

The Bungalow is 20th-century popular house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. It became so popular after 1905 that it was often built in quantity by contractors and builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Porches can be full across the front, small and recessed, or projecting. There are many roof variations found in bungalows, including front or side-facing jerkinhead (a gable roof with the peak clipped), front or side-facing gable, and hipped. Exterior materials can be brick with cut stone trim or can be frame.



364 Main Street

house, which is also one of the earliest Bungalows built in the survey area, was probably constructed around 1910 or even a few years earlier. Although procedures for making concrete block or “artificial stone” were patented in the late 19th century, it was not until 1900, when Harmon S. Palmer obtained a US patent for a cast iron machine with adjustable plates, that, along with improvements in the making of Portland cement, allowed for the easy production of hollow concrete block for construction.<sup>22</sup> The popularity of concrete block residences (usually American Foursquares or Bungalows) peaked in the first two decades of the 20th century. The concrete block Bungalow at 364 Main was built using rusticated concrete blocks that were meant to mimic stone. The substantial window and door lintels and the classical columns on the front porch are reminiscent of earlier 19th-century house styles.



354 Phillips Avenue

A charming, nearly unaltered frame Bungalow is just down the street, at 354 Phillips Avenue. The house features broad hipped roof with a slight flare at the eaves, a wood-shingle-clad exterior, and an inset, enclosed corner porch.

In the Linden-Hill survey area, the Bungalow is far and away the most prevalent of any architectural type or style. There are 135 examples of this type represented in the survey area, which constitutes about 18% of its residential stock (the next most-represented type, the Ranch, has 90 examples). Of the 135, 12 are rated significant and two are rated potentially significant.

The house at 364 Main Street is unique as the only example of a concrete-block Bungalow in the Linden-Hill survey area. The



327 Phillips Avenue

Phillips Avenue is home to a number of handsome, intact Bungalows from the 1920s. The example at 327 Phillips Avenue is stucco-clad, with its sweeping side gable roofline punctuated by an oversized hipped front dormer. An inset porch is tucked into the west corner of the front façade.

A charming, nearly unaltered frame Bungalow is just down the street, at 354 Phillips Avenue. The house features broad hipped roof with a slight flare at the eaves, a wood-shingle-clad exterior, and an inset, enclosed corner porch.

Another pristine shingle-clad Bungalow is located at 474 Ridgewood Avenue. A simplified Palladian window marks under the front gable adds a subtle classical touch to this otherwise archetypal example.

## MID-20<sup>TH</sup>-CENTURY POPULAR TYPES

### MINIMAL TRADITIONAL

The mid-20<sup>th</sup> century saw a simplification of architectural styles that became reflected in popular types as well. One mid-century housing type that developed as a simplification of the Colonial Revival style is the Minimal Traditional.



313 Hillside Avenue

The house at 313 Hillside Avenue is a charming example of the Minimal Traditional type. The front façade features two stone-clad, slightly projecting front gable bays at its east and west ends; The east bay contains the front entry, which is offset and ornamented with a classical surround. A three-sided window bay is centered along the west gable bay. Aside from the entry surround and the variation of wall cladding, the house is not ornamented.

### RANCH

Ranch houses became popular in the late 1940s and 1950s, when the idea was widely published, and were built nationwide in suburban communities. Because of the Midwest's close association with Prairie School, many Chicago-area Ranch houses owe much to the architecture of Frank Lloyd Wright, especially



306 Chesterfield Avenue



474 Ridgewood Avenue

Colonial Revival style is the Minimal Traditional. Generally with a front-facing gable section integrated with a longer section, eaves are small and architectural detail is at a minimum. This type of house was built in great numbers in the years immediately before and after World War II, especially in large tract-housing developments. Thirty-nine Minimal Traditional houses are in the survey area, of which only one has been rated significant, and one rated potentially significant.



364 Lorraine Road

his Usonian houses of the 1930s. Characteristics of a Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the popularity of the car, the garage has a prominent position in the front of the house and is an integral part of the architecture of the Ranch house.

The Ranch type is the second most popular 20th-century housing type in the survey area, with 90 examples, 84 of which are historic and four of which have been rated significant. The two modern Ranch houses at 306 Chesterfield and 364 Lorraine Road were designed by architect Harry Quinn. Both houses, with their low-pitched gable roofs, ground-hugging massing, and clerestory windows, have been rated architecturally significant.

## SPLIT LEVEL

The Split-Level began to emerge as a popular housing type in the 1950s. It is characterized by a two-story section met at mid-height by a one-story wing. The three levels of space created in this type could correspond to family need for quiet living areas, noisy living areas, and sleeping areas. Although the Split-Level type is well-represented in the Linden-Hill survey area, with 67 examples, none has been rated significant or potentially significant. Fifty-five of the 67 Split-Levels in the survey area date from 1960 or earlier and are considered historic; 53 have been rated contributing to a potential historic district.

Other mid-20th-century popular types represented in the survey area include Raised Ranch (one example) and Bi-Level (five examples). None of the examples of these two types has been rated significant or potentially significant.

There are 29 residential structures that cannot be readily classified according to any of the commonly accepted high styles or vernacular or popular types. In the case of older buildings, that is usually because they have been so altered that the original character of the structure is no longer distinguishable. In the case of newer structures, they may be of a design for which there simply is no accepted classification. Eight are rated contributing and the remaining 21 are rated non-contributing.

## MULTI-FAMILY HOUSING TYPES

The majority of the multi-family residences within the survey area can be divided into two different types—apartments and duplexes. These classifications were used for buildings that were originally constructed for that purpose, not for single-family structures later converted to multi-family use. Most of these apartments and duplexes are located along Duane Street and Pennsylvania Avenue and date from the post-war period. None of these multi-family residences has

been rated significant or potentially significant, and only a handful—13 of the 38 examples—are rated contributing.

## NON-RESIDENTIAL ARCHITECTURE IN THE SURVEY AREA

### COMMERCIAL ARCHITECTURE

Although primarily residential in character, the Linden-Hill survey area does contain some commercial structures. Most of the historic commercial buildings are located along the single block of Main Street between Duane and Hillside at the eastern edge of the survey area. There are also a small number of structures around the intersection of Duane Street and Prospect Avenue that were historically single family residences but have been converted for commercial use. Those buildings are included in the residential discussion of this report, and are not included in this section.

The commercial building, as a distinct architectural form, did not develop until the 19th century, even though trading centers and market halls have been around since antiquity. From the end of the 19th century until the age of the automobile, most commercial buildings in the United States looked alike, although there might have been slight regional differences. Commercial buildings were typically joined by side party walls, with the commercial business on the first floor and offices or residences above. The commercial building, as a form, almost always fits on its entire lot and is built to the sidewalk. This very general type of commercial structure was built in Glen Ellyn from the late 19th century into the 1920s and 1930s. In addition to these standard commercial blocks, there is also a collection of buildings built for particular uses such as banks, gas stations, and public buildings that are also represented in the district.

Historic commercial buildings characteristically have a storefront on the first floor that has often been remodeled due to changes in architectural fashion, marketing, and technology through the years. Historic storefront configurations usually follow a three-part system of bulkhead at the base, display window, and transom above. Historic display windows are often flush or recessed, with single panes and some sort of subdivision. Entry doors are usually centrally placed, off-center, or at the corner and can be either flush or recessed. Historic storefront materials are generally limited to wood or metal, with supporting columns and piers. Decorative storefront elements include molded cornices, column capitals, brackets, canopies, ceramic tile entries, and fascia boards. When a commercial building has more than one story, the entry door to the upper stories of the building is also integrated into the design of the storefront. The upper stories of a commercial building usually reflect some high-style elements, notably found at the cornice, in window treatments, or as applied ornament.

There is limited scholarly work that classifies the various types of commercial buildings that have been constructed in American business districts in the last 150 years. In *The Buildings of Main Street*, one of the few sources, Richard Longstreth has developed a classification system for historic commercial structures built within compact business districts prior to the 1950s. His system uses building mass as the determining factor. He classifies most commercial structures under four stories tall as either One- or Two-Part Commercial Blocks regardless of apparent architectural stylistic elements. The distinction between the two classifications is in whether

there is a strong horizontal cornice, stringcourse, or other architectural feature that visually divides the facade into one or two stacked horizontal bands. A One-Part Commercial Block is almost always one story, while a Two-Part Commercial Block may be two or more stories tall. Most historic commercial buildings fall into one or the other of these two classifications. Generally these types were built before 1950, but occasionally a contemporary commercial structure may be built on an infill parcel on a traditional commercial street. Whether or not they share party walls with the adjacent building, generally only the front of a Commercial Block has any architectural detailing. The building is located at the front lot line, along a public sidewalk, and has display windows facing that sidewalk. There are usually no display windows, public entrances, or architectural treatment on the side facades, although occasionally a larger Commercial Block, located on a corner, may have part or the entire side facade treated similarly to the front.

Longstreth classifies newer commercial structures that sit apart from surrounding buildings as Freestanding, or Drive-in. This survey classifies all commercial building first by massing types defined by Longstreth and second by the architectural stylistic features.

### **ONE-PART COMMERCIAL BLOCK**

Historic one-story commercial buildings are almost always One-Part Commercial Blocks. Two or more story Commercial Blocks may be classified as One-Part Commercial Blocks if the facade can be read as a single design element, with no projecting cornice or other strong horizontal design element dividing the first floor from the upper floors. They can have one or more storefronts built to the sidewalk. Nine commercial buildings in the survey area have been classified as One-Part Commercial Blocks. In Glen Ellyn's downtown, one-part commercial blocks range from 1890s buildings to 1950s, buildings, with the vast majority dating from the 1920s. Historic One-Part Commercial Blocks can lack a great degree of integrity if they have been altered, since it is common to change the storefront details, configuration, and display windows of retail commercial structures. When commercial structures are two or more stories, an older historic character is often still evident on the upper floors. However, when the building is only one story, changing the first-floor storefront means substantially altering the entire front facade.

Within the survey area, there are three One-Part Commercial Blocks, all of which have been rated contributing.

### **TWO-PART COMMERCIAL BLOCK**

According to Longstreth, the Two-Part Commercial Block is considered the most common type of commercial building in America. Found principally in small and moderate-sized communities between the 1850s and 1950s, the building is always a two- to four-story building characterized by a horizontal division into two clearly separated zones. These zones reflect differences of use on the interior, with the ground-floor level possessing public places such as a store or lobby and the upper stories having the more private spaces of the building, including offices, living spaces, or a meeting hall. The upper stories often reflect domestic high-style architecture in ornamentation.

The sole Two-Part Commercial Block in the survey area, located at 440 Main Street, is rated potentially significant. The block was built during a period in the mid-1920s, when both residential and commercial construction skyrocketed in the village, and the newly-formed Glen Ellyn Plan Commission began to re-shape the overall aesthetic of the central business district. Although partially obscured by paint, the Tudor Revival detailing of the building's upper floor—including the decorative quoin window surrounds and crenellated parapet—are still evident.



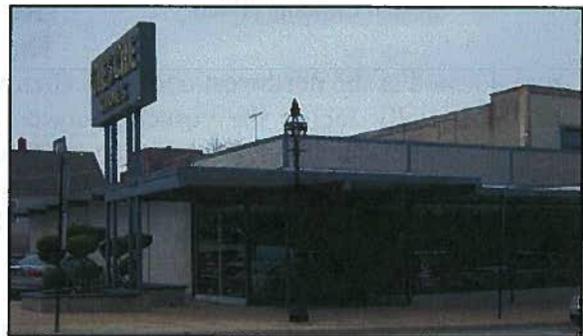
**440 Main Street**

### FREESTANDING COMMERCIAL

The automobile caused a dramatic change in commercial building types found in America's small commercial centers. Longstreth's typology does not work well with buildings constructed at mid-century, as he states in his epilogue. Many of the commercial buildings constructed after that time are "freestanding." They are situated typically on larger parcels, usually not adjacent to any other buildings, and with parking in front, on the sides, or even surrounding the building. Entrances are oriented in a way to accommodate the automobile passenger. Longstreth suggests the terms Freestanding, Strip Mall, and Drive-in for some of these types. There are nine Free-



**1971 Addition to Geische Shoe Store**



**Geische Shoe Store  
400 Main Street**

standing commercial structures within the survey area—three have been rated contributing, and five are non-historic and thus rated non-contributing. One building—Geische Shoe Store at 400 Main Street—has been rated significant. Although built less than 50 years ago (1961), the store is an exceptional example of the use of the International Style in a commercial design. The geometric massing, exposed structural columns, and window walls are all hallmarks of the style. The cantilevered metal entry canopy hangs suspended over the offset store entry, and a large metal sign stands at the south end of the building. The 1971 north side addition is compatible with the original design.

### OTHER NON-RESIDENTIAL BUILDINGS

The Glen Ellyn's Linden-Hill survey area contains a number of other non-residential structures, including one library, one school, one historic garage and auto showroom that has been converted for commercial use, and six religious structures associated with three separate congregations. Of the six religious structures, three buildings that make up part of a complex of buildings associated with the parish of St. Petronille have been rated significant or potentially significant.

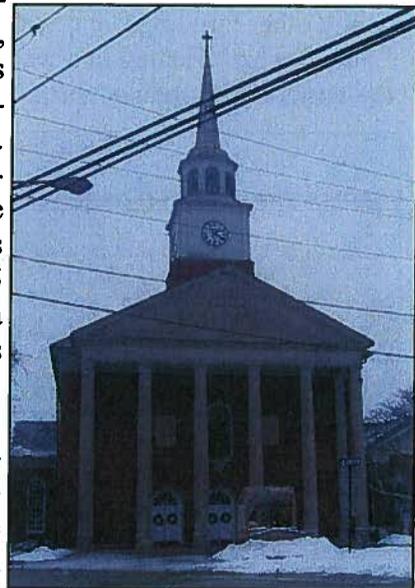
The original St. Petronille church and school building, constructed in 1925, is a fine example of the kind of classically-inspired religious architecture popular in the early 20th century. A full-height, projecting front portico dominates the front façade, and features a triangulated pediment supported by round columns. Three entrances are located on the first floor of the portico, and are also topped by triangular pediments. The red brick exterior is interrupted only by stone decorative corner quoins. The 1925 church building has been rated potentially significant.



**St. Petronille's First Church &  
School Building (1925)**

St. Petronille's second church building, completed in 1956, is even more impressive than its first.

The massive structure, located at the northwest corner of Glenwood and Hillside and diagonally facing the corner, features a portico that is similar (although much larger) than that seen on the 1925 church building. The 1950s church building also features a towering steeple set upon a square tower. This building has been rated significant.



**St. Petronille's Church  
(completed 1956)**

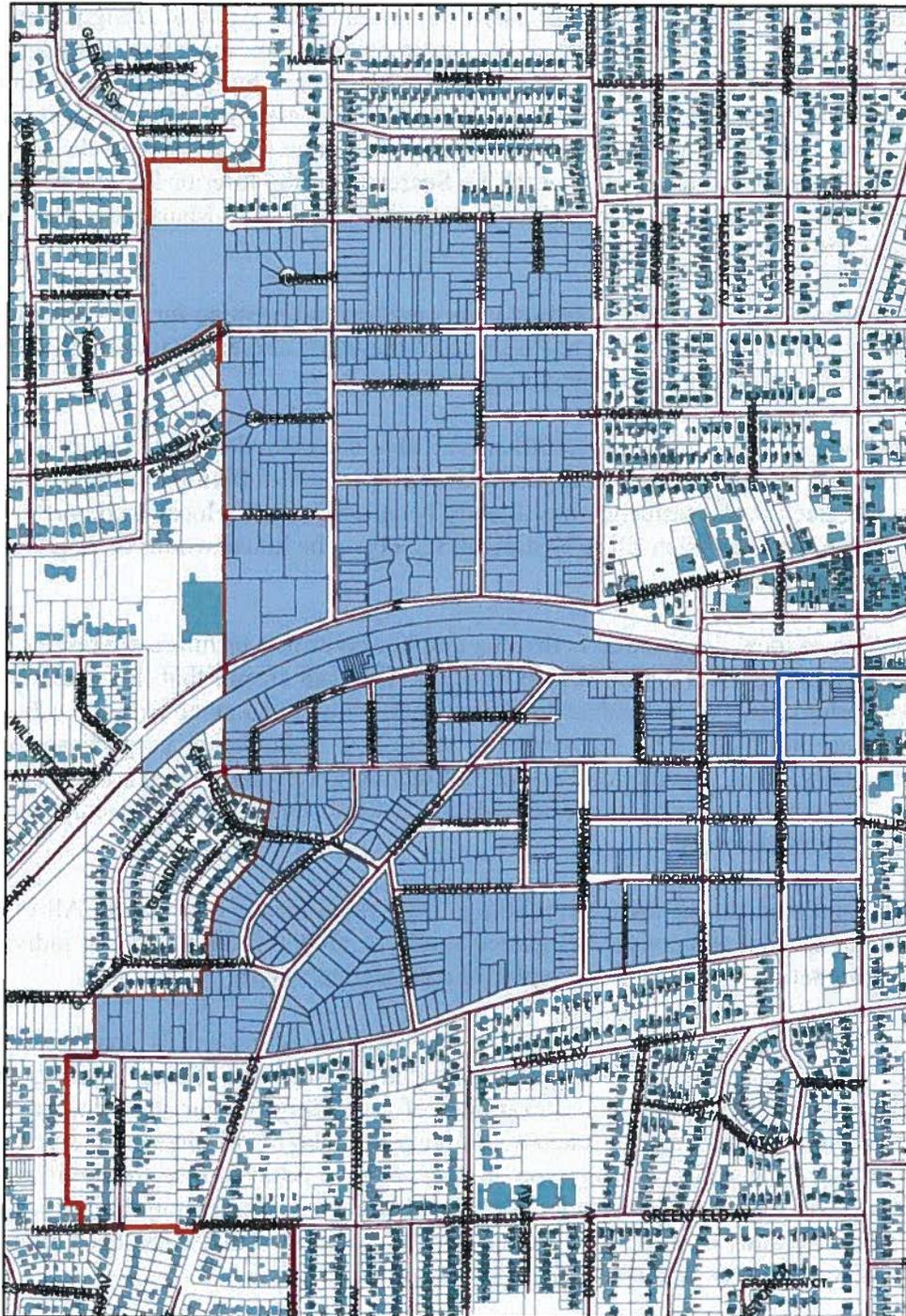
St. Petronille's convent building, located at the northeast corner of Hillside and Prospect Avenue, is the third architecturally distinctive structure within the parish's complex. The Classical-



**St. Petronille Convent Building**

Revival design features a low-pitched hipped roof and full-height portico, with a recessed entry bay behind. The convent building has been rated potentially significant.

### LINDEN-HILL SURVEY AREA BOUNDARY MAP



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## RECOMMENDATIONS

### DESIGNATE BUILDINGS AS INDIVIDUAL LANDMARKS

There are two choices for landmark designation: inclusion in the National Register of Historic Places and designation as a local Glen Ellyn landmark. Both types of designations, National Register and local, allow homeowners to participate in tax incentive programs. Owner-occupants of residential, one- to six-unit, designated landmark buildings or contributing buildings in a historic district may be eligible for a freeze on the assessed value of their property for up to 12 years. The freeze is available to any homeowner who spends 25% of the assessor's fair market value on a rehabilitation that meets the Secretary of the Interior Standards for Rehabilitation. Additional information is available from the Tax Incentives Manager at the Illinois Historic Preservation Agency.

The advantage of National Register listing is recognition and prestige for the community within the city itself and in the larger region. No protection against alteration or demolition is offered, however, with inclusion on the National Register.

The only structure within the Linden-Hill survey area considered eligible for individual listing to the National Register is the Edward H. Cleaver House at 490 Phillips Avenue. This unusual and striking Queen Anne residence has already been designated a local landmark, and has received a plaque from the Glen Ellyn Historical Society. The house would be eligible under criterion C for its architecture.

The advantage of local designation is that the city has control over future alterations to a designated property through the permit review process. This can ensure that the character of a historic neighborhood and of individual significant structures remains consistent. Adjacent property owners are not harmed by inappropriate alterations to landmark properties around them. Most importantly, local designation can prevent demolition of designated structures. These advantages apply whether properties are individually listed as landmarks or are contributing buildings within historic districts.

Within the combined survey area, 54 buildings were rated locally significant. All of the buildings ranked significant and not yet designated would be potential candidates for individual local landmark designation as fine local examples of architectural styles.

In addition to the significant-rated buildings, there are an additional 31 structures within the combined survey area that have been rated potentially significant. These buildings have been singled out because they are excellent examples of a building type or style that have been too altered to be rated significant, but retain a relatively high degree of physical integrity; are typical and intact examples of a building type or style; or have possible historic significance. Many of these structures may also be considered for local landmark designation. In each case, the importance of the building must be weighed against the extent to which it has been altered and the feasibility of restoring historic materials and configurations.

Alterations that warrant a PS rating can range from relatively minor modifications that are eas-

ily reversible, to more substantial changes. Minor or reversible alterations include:

- Replacement siding and other materials that are historically appropriate
- Aluminum or vinyl siding on façades, under eaves, or on dormers
- Enclosure of historic front or side porches
- Replacement windows with historically appropriate material and configuration

Owners of potentially significant houses should be encouraged to reverse minor alterations like porch enclosures, exterior siding, and inappropriate window types and materials. If historic documentation exists, owners should also be encouraged to restore architectural elements or details that have been removed or replaced. If such improvements are made to a potentially significant building, its local rating may be elevated to significant.

## FURTHER SURVEY WORK

In order to fully assess the architectural resources of the Village of Glen Ellyn, further survey work is recommended. If the main objective of any future projects, as with the current survey project, remains to identify only individual properties that may be eligible for historic landmark designation, further reconnaissance survey would be the most efficient means of achieving that goal. As with the current survey, buildings that are rated significant or potentially significant could be more intensively surveyed and photographed.

## ENDNOTES

- <sup>1</sup> Helen W. Ward and Robert Chambers. *Glen Ellyn, A Village Remembered*, (Glen Ellyn, IL: Glen Ellyn Historical Society, 1999), p. 3.
- <sup>2</sup> *Ibid*, p. 4-5.
- <sup>3</sup> Illinois Public Domain Land Tract Sales Database, available through the Illinois State Archives web site ([http://www.cyberdriveillinois.com/departments/archives/data\\_lan.html](http://www.cyberdriveillinois.com/departments/archives/data_lan.html)).
- <sup>4</sup> *Glen Ellyn: A Village Remembered*, p.
- <sup>5</sup> *1874 Atlas & History DuPage County, Illinois*, (Elgin, Illinois: 1874. Republished in 1975 by the DuPage County Historical Society), pp. 70, 74-75.
- <sup>6</sup> *Glen Ellyn: A Village Remembered*, pp. 25-26.
- <sup>7</sup> *Portrait and Biographical Record of Du Page and Cook Counties*, (Chicago: Lake County Publishing, 1894), pp.366-367.
- <sup>8</sup> Plat Map of Prospect Park Addition, 1874 (filed 1884), Du Page County Recorder. The 1874 Atlas shows the subdivision called H. W. Phillip's Prospect Park Subdivision—the plat of the subdivision indicates that the subdivision was surveyed in the mid-1870s, but was not filed until 1884. C. A. Phillips and his mother Fanny are listed as the owners. It is possible that H. W. Phillips began the survey of the subdivision earlier, and his son Charles took it up after his death in 1882.
- <sup>9</sup> *Glen Ellyn: A Village Remembered*, p. 58-59.
- <sup>10</sup> *Ibid*, pp. 71.
- <sup>11</sup> Plat of Phillip's 3rd Addition to Prospect Park (filed 1887), DuPage County Recorder.
- <sup>12</sup> Plat of Glen Terrace Addition (filed 1913) and Chesterfield Highlands (filed 1913), DuPage County Recorder.
- <sup>13</sup> *Glen Ellyn: A Village Remembered*, p. 148.
- <sup>14</sup> *Ibid*, p. 168, 187.
- <sup>15</sup> Plat of Chesterfield Heights Subdivision (filed 1924), DuPage County Recorder.
- <sup>16</sup> *Glen Ellyn: A Village Remembered*, pp. 170-176.
- <sup>17</sup> *Ibid*, pp.246-287.
- <sup>18</sup> Plaque Application for 486 Phillips Avenue on file at the Glen Ellyn Historical Society.
- <sup>19</sup> Catalog page for "The Vallonial," located on the Sears Archives website (<http://www.searsarchives.com/homes/1927-1932.htm>).
- <sup>20</sup> Catalog page for "The Sunbeam," located on the Sears Archives website (<http://www.searsarchives.com/homes/1921-1926.htm>).
- <sup>21</sup> Catalog page for "The Crescent," located on the Sears Archives website (<http://www.searsarchives.com/homes/1921-1926.htm>).
- <sup>22</sup> Pamela H. Simpson, "Substitute Gimcrackery: Ornamental Architectural Materials, 1870-1930," article compiled from a lecture presented as part of the National Humanities Center's Fall Lecture Series in 1997 (located on the National Humanities Center website—<http://nationalhumanitiescenter.org/ideasv51/simpson.htm>).

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## CREDITS

This report was prepared by Granacki Historic Consultants, 1105 West Chicago Ave., Chicago, IL 60642, under contract for the Village of Glen Ellyn. The individual data forms for each building surveyed are in binders on file with the Glen Ellyn Historic Preservation Commission located at 535 Duane Street, Glen Ellyn, IL 60137.

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This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

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Washington, DC 20013-7127

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Equal Employment Opportunity Officer  
Illinois Historic Preservation Agency  
One Old State Capitol Plaza  
Springfield, IL 62701

All proposed buildings in the area surveyed were evaluated for their architectural significance to the historic context. The evaluation was based on the following criteria: (1) the building's location, (2) the building's design, (3) the building's construction, (4) the building's materials, and (5) the building's association with a significant event or person. The building's location was evaluated based on its proximity to the street and its relationship to the street. The building's design was evaluated based on its style and its relationship to the street. The building's construction was evaluated based on its materials and its relationship to the street. The building's materials were evaluated based on their quality and their relationship to the street. The building's association with a significant event or person was evaluated based on the building's history and its relationship to the street.

The building's location was evaluated based on its proximity to the street and its relationship to the street. The building's design was evaluated based on its style and its relationship to the street. The building's construction was evaluated based on its materials and its relationship to the street. The building's materials were evaluated based on their quality and their relationship to the street. The building's association with a significant event or person was evaluated based on the building's history and its relationship to the street.

**APPENDIX 1:  
EVALUATION CRITERIA**

The building's location was evaluated based on its proximity to the street and its relationship to the street. The building's design was evaluated based on its style and its relationship to the street. The building's construction was evaluated based on its materials and its relationship to the street. The building's materials were evaluated based on their quality and their relationship to the street. The building's association with a significant event or person was evaluated based on the building's history and its relationship to the street.

The building's location was evaluated based on its proximity to the street and its relationship to the street. The building's design was evaluated based on its style and its relationship to the street. The building's construction was evaluated based on its materials and its relationship to the street. The building's materials were evaluated based on their quality and their relationship to the street. The building's association with a significant event or person was evaluated based on the building's history and its relationship to the street.

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## EVALUATION CRITERIA

All principal buildings in the area surveyed were evaluated for local architectural significance using the following criteria. An "S" indicates that a building would be eligible for listing as an individual local landmark. A "PS" indicates a building that would be eligible for local landmark designation if inappropriate alterations were removed. "C" indicates that a building would be a contributing structure within any locally designated historic district and is generally more than 50 years old. The use of a significant (S) or potentially significant (PS) rating in this survey is a way of distinguishing from among historic buildings those that are exceptional. An "NC" is a building that would not contribute to the character of a local historic district because either it has been seriously altered from its original historic appearance or it was built after the time period of significance.

Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. No building was considered locally significant if it had more than minor alterations. Similarly, buildings that might otherwise be considered contributing because of age and historic style, but that have been greatly altered, were ranked as non-contributing. Buildings were evaluated primarily for their architectural significance, with historical significance, known in only a few cases, being a secondary consideration. It is possible that a building could be elevated to a locally significant ranking and thus considered for individual local landmark designation by the Historic Preservation Commission if additional historic research identifies an association with important historical figures or events. For some buildings whose significant historic features have been concealed or altered, they might also be re-ranked as locally significant if unsympathetic alterations are removed and significant historic features restored.

All principal and secondary structures on a property were also analyzed for potential National Register listing. A "Y" (Yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register (or, in some cases, has already been listed on the National Register). An "N" (No) indicates that it would not. "Criteria" refers to the National Register criteria that were considered. Only criterion "C," architectural significance, was used in evaluating potential National Register eligibility. Criteria "A" and "B," which refer to historical events and persons, were not considered. For the question of contributing to a National Register district, a "C" building would be a good contributing building in a National Register historic district. An "NC" building would not.

Architectural integrity is evaluated by assessing what alterations to the original historic structure have occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations were those considered by the field surveyor to be reversible. Generally, aluminum, vinyl, or other siding installed over original wood clapboard siding is considered a reversible alteration. Moderate alterations are those alterations considered by the field surveyor to be reversible but, when looked at together, are enough to possibly affect historic integrity. Major alterations include irreversible changes and additions. These include porches and other architectural detailing that have been completely removed and for which there appears to be no actual physical evidence to accurately reproduce them; window changes in which the original window opening size has been altered and there is no evidence of

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the original sash configuration and material; and large unsympathetic additions, visible from the street, that compromise the historic character of a house.

## NATIONAL REGISTER RATINGS

### A. INDIVIDUAL LISTING

Must be a site, building, structure, or object that is at least 50 years old (unless it has achieved exceptional significance) and meets one of the following criteria: (a) be associated with events that have made a significant contribution to the broad patterns of our history; (b) be associated with the lives of persons significant in our past; or (c) be architecturally significant, that is, embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values. It must also possess integrity of location, design, setting, materials, workmanship, feeling, and association from the date of construction or period of significance.

**Age.** Must have been built or standing during the period of historic significance or be at least 50 years old (built before 1960)

**Integrity.** Any building that possesses enough integrity to still be identified with the period of historic significance.

### B. NON-CONTRIBUTING (NC)

**Age.** Any building or secondary structure built after the period of significance or less than 50 years old (built in 1960 or later).

**Integrity.** Any structure that has been so completely altered after the period of significance that it is no longer recognizable as historic.

## LOCAL SIGNIFICANCE RATINGS

### A. SIGNIFICANT (S)

**Age.** There is no age limit, although if it is less than 50 years old (built in 1960 or later), it must be of exceptional importance.

**Architectural Merit.** Must possess architectural distinction in one of the following areas: embodies the distinguishing characteristics of an architectural and/or landscape style; is identified as the work of a master builder, designer, architect, or landscape architect; has elements of design, detailing, materials, or craftsmanship that are significant; has design elements that make it structurally or architecturally innovative; or is a fine example of a utilitarian structure with a high level of integrity. Any structure ranked significant automatically contributes to the character of a historic district.

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**Integrity.** Must have a high degree of integrity: most architectural detailing in place, no historic materials or details covered up, no modern siding materials, no unsympathetic and/or overpowering additions; only minor porch alterations permitted. In some rare cases, where a particular structure is one of the few examples of a particular style, more leniency in integrity was permitted.

## **B. POTENTIALLY SIGNIFICANT (PS)**

**Age.** Must be at least 50 years old (built before 1960) unless it has achieved exceptional importance.

**Architectural Merit.** Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; or architectural or structural innovation.

**Integrity.** Must have a moderate degree of integrity; if it has been altered, it should be in ways that can be reversed: some architectural detailing in place so that missing exceptional features could be recreated; porch alterations are minor; and window changes should be reversible; no large, unsympathetic additions permitted. If the alterations are reversed (for example, siding is removed, or architectural detail is restored based on remaining physical evidence), it may be elevated to significant. In some cases of exceptional architectural or historical merit, side additions or permanent alterations were considered acceptable and the PS rating was assigned.

## **C. CONTRIBUTING TO A HISTORIC DISTRICT (C)**

**Age.** Must be at least 50 years old (built before 1960).

**Architectural Merit.** May fall into one of two groups: (a) does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses the architectural distinction of a significant structure but has been altered. If the alterations are reversed (for example, siding is removed or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.

**Integrity.** May have a high degree of integrity, but be of a common design with no particular architectural distinction to set it apart from others of its type. May have moderate integrity: if it has been altered, it must be in some ways that can be reversed. Must possess at least one of the following: original wall treatment, original windows, interesting architectural detail, readily recognizable and distinctive historic massing.

## **D. NON-CONTRIBUTING (NC)**

**Age.** Most buildings less than 50 years old (built in 1960 or later).

**Integrity.** Any building at least 50 years old whose integrity is so poor that most historic materials and details are missing or completely covered up or any building at least 50 years old

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that has unsympathetic alterations that greatly compromise its historic character. Poor integrity was present if most or all of these factors were missing: original shape, original wood siding, original windows (especially if window openings were also changed), and original architectural detail and trim.

**APPENDIX 2:  
SURVEY FORM**

<b>Village of GLEN ELLYN</b>		<b>ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY</b>
<b>STREET #</b> <input style="width: 100%;" type="text"/> <b>DIRECTION</b> <input style="width: 100%;" type="text"/> <b>STREET:</b> <input style="width: 100%;" type="text"/> <b>ABB</b> <input style="width: 100%;" type="text"/> <b>PIN</b> <input style="width: 100%;" type="text"/> <b>LOCAL SIGNIFICANCE RATING</b> <input style="width: 100%;" type="text"/> <b>POTENTIAL IND NR? (Y or N)</b> <input style="width: 100%;" type="text"/> <b>CRITERIA</b> <input style="width: 100%;" type="text"/> <b>Contributing to a NR DISTRICT?</b> <input style="width: 100%;" type="text"/> <b>Contributing secondary structure?</b> <input style="width: 100%;" type="text"/> <b>Listed on existing SURVEY?</b> <input style="width: 100%;" type="text"/>		
<b>GENERAL INFORMATION</b>		
<b>CATEGORY</b> <input style="width: 100%;" type="text"/>	<b>CURRENT FUNCTION</b> <input style="width: 100%;" type="text"/>	
<b>CONDITION</b> <input style="width: 100%;" type="text"/>	<b>HISTORIC FUNCTION</b> <input style="width: 100%;" type="text"/>	
<b>INTEGRITY</b> <input style="width: 100%;" type="text"/>	<b>REASON for SIGNIFICANCE</b>	
<b>SECONDARY STRUCTURE</b> <input style="width: 100%;" type="text"/>		
<b>SECONDARY STRUCTURE</b> <input style="width: 100%;" type="text"/>		
<b>ARCHITECTURAL DESCRIPTION</b>		
<b>ARCHITECTURAL CLASSIFICATION</b> <input style="width: 100%;" type="text"/>	<b>PLAN</b> <input style="width: 100%;" type="text"/>	
<b>DETAILS</b> <input style="width: 100%;" type="text"/>	<b>NO OF STORIES</b> <input style="width: 100%;" type="text"/>	
<b>DATE of construction</b> <input style="width: 100%;" type="text"/>	<b>ROOF TYPE</b> <input style="width: 100%;" type="text"/>	
<b>OTHER YEAR</b> <input style="width: 100%;" type="text"/>	<b>ROOF MATERIAL</b> <input style="width: 100%;" type="text"/>	
<b>DATESOURCE</b> <input style="width: 100%;" type="text"/>	<b>FOUNDATION</b> <input style="width: 100%;" type="text"/>	
<b>WALL MATERIAL (current)</b> <input style="width: 100%;" type="text"/>	<b>PORCH</b> <input style="width: 100%;" type="text"/>	
<b>WALL MATERIAL 2 (current)</b> <input style="width: 100%;" type="text"/>	<b>WINDOW MATERIAL</b> <input style="width: 100%;" type="text"/>	
<b>WALL MATERIAL (original)</b> <input style="width: 100%;" type="text"/>	<b>WINDOW MATERIAL</b> <input style="width: 100%;" type="text"/>	
<b>WALL MATERIAL 2 (original)</b> <input style="width: 100%;" type="text"/>	<b>WINDOW TYPE</b> <input style="width: 100%;" type="text"/>	
	<b>WINDOW CONFIG</b> <input style="width: 100%;" type="text"/>	
<b>SIGNIFICANT FEATURES</b>		
<b>ALTERATIONS</b>		
GRANACKI HISTORIC CONSULTANTS, 2008		




**APPENDIX 3:  
ILLUSTRATED LIST OF  
INTENSIVELY-SURVEYED BUILDINGS**




Street number: 306  
 Direction:   
 Street: COTTAGE  
 Suffix: AVE  
 Rating: C  
 Reason for Significance: 3143-4

Style: Side Gable Cottage  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 333  
 Direction:   
 Street: DAVIS  
 Suffix: TERR  
 Rating: C  
 Reason for Significance:

Style: Dutch Colonial Revival  
 Details:   
 Date: 1892  
 Architect:   
 Historic Name:   
 Other Surveys/Designations: GE Local Landmark



Street number: 333  
 Direction:   
 Street: DUANE  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:   
 Date: c. 1860  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 367  
 Direction:   
 Street: DUANE  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: L-Form  
 Details:   
 Date: 1856  
 Architect:   
 Historic Name: Benjamin Henry House  
 Other Surveys/Designations: QEDIS Plaque: GE Local Landmark (2003)



Street number: 405  
 Direction:   
 Street: DUANE  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 450  
 Direction:   
 Street: DUANE  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: L-Form  
 Details:   
 Date: c. 1880  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 451  
 Direction:   
 Street: DUANE  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:   
 Date: c. 1880  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 463  
 Direction:   
 Street: DUANE  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: No Style  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 342  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 406  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Side Gable Cottage (altered)  
 Details:   
 Date: c. 1880  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 425  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 479  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: C  
 Reason for Significance: HOUSE WAS MOVED IN 1945

Style: Gabled Ell  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 404  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:   
 [ ]

Style: Queen Anne  
 Details:   
 Date: c. 1890  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:   
 [ ]



Street number: 344  
 Direction:   
 Street: MAIN  
 Suffix: ST  
 Rating: C  
 Reason for Significance:   
 [ ]

Style: American Foursquare  
 Details:   
 Date: 1906  
 Architect:   
 Historic Name: Hunter, Joel C. House  
 Other Surveys/Designations: CHHS Plaque (2005)



Street number: 378  
 Direction:   
 Street: MAIN  
 Suffix: ST  
 Rating: C  
 Reason for Significance:   
 [ ]

Style: Gable Front  
 Details:   
 Date: 1891  
 Architect:   
 Historic Name: Hubbard, Laura House  
 Other Surveys/Designations: CHHS Plaque (1979)



Street number: 336  
 Direction:   
 Street: NEWTON  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:   
 [ ]

Style: Dutch Colonial Revival  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:   
 [ ]



Street number: 419  
 Direction:   
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:   
 [ ]

Style: Gable Front  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:   
 [ ]



Street number: 410  
 Direction:   
 Street: PROSPECT  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:   
 [ ]

Style: Queen Anne  
 Details:   
 Date: c. 1890  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:   
 [ ]



Street number: 412  
 Direction:  
 Street: PROSPECT  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:  
 Date: c. 1900  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 401  
 Direction:  
 Street: RIDGEWOOD  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Gable Front  
 Details:  
 Date: 1891  
 Architect:  
 Historic Name: Blair, Henry House  
 Other Surveys/Designations: GEHS Plaque (1981)



Street number: 421  
 Direction:  
 Street: RIDGEWOOD  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Gabled Ell  
 Details:  
 Date: 1904  
 Architect:  
 Historic Name: Smith, Joseph R. House (spec)  
 Other Surveys/Designations: GEHS Plaque, GE Local Landmark



Street number: 384  
 Direction:  
 Street: BRANDON  
 Suffix: AVE  
 Rating: NC  
 Reason for Significance:

Style: No Style (altered)  
 Details:  
 Date: c. 1900  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 437  
 Direction:  
 Street: DUANE  
 Suffix: ST  
 Rating: NC  
 Reason for Significance:

Style: Gable Front  
 Details:  
 Date: c. 1880  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 368  
 Direction:  
 Street: BA WTHORNE  
 Suffix: BLVD  
 Rating: NC  
 Reason for Significance:

Style: Gabled Ell (altered)  
 Details:  
 Date: c. 1900  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 402  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: NC  
 Reason for Significance:

Style: Gable Front (altered)  
 Details:   
 Date: c. 1880  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 410  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: NC  
 Reason for Significance: 2425

Style: No Style (altered)  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 253  
 Direction:   
 Street: ANTHONY  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: If not for alterations, this Gable Front Cottage would be rated significant.

Style: Gable Front Cottage  
 Details:   
 Date: c. 1910  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 289  
 Direction:   
 Street: ANTHONY  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: Rare example of a Dutch Colonial Revival with cross gambrel roof in survey area.

Style: Dutch Colonial Revival  
 Details:   
 Date: c. 1913  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 348  
 Direction:   
 Street: BRANDON  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance:

Style: Gabled 2 1/2  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 358  
 Direction:   
 Street: BRANDON  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Excellent mid-century example of this modest style.

Style: Cape Cod  
 Details:   
 Date: c. 1950  
 Architect:   
 Historic Name:   
 Other Surveys/ Designations:



Street number: 487  
 Direction:  
 Street: DUANE  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: If not for replacement windows, this late 19th-century Shingle-style house would be rated significant.

Style: Shingle  
 Details:  
 Date: c. 1890  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 420B  
 Direction:  
 Street: GLENWOOD  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: This mid-1920s Classical Revival church building was the first in what is now a complex of buildings for St. Petronille on this block.

Style: Classical Revival  
 Details:  
 Date: 1925  
 Architect:  
 Historic Name: St. Petronille Church  
 Other Surveys/Designations:



Street number: 420C  
 Direction:  
 Street: GLENWOOD  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: One of several fine Classical Revival structures that make up the St. Petronille complex.

Style: Classical Revival  
 Details:  
 Date: c. 1935  
 Architect:  
 Historic Name: St. Petronille Convent  
 Other Surveys/Designations:



Street number: 264  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: The broad, hipped roof with flared eaves and generous front porch are distinguishing features of this Bungalow.

Style: Bungalow  
 Details:  
 Date: 1913  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 268  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Fine post-war Cape Cod with steeply pitched side roof and paired gable dormers.

Style: Cape Cod  
 Details:  
 Date: 1952  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 303  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: One of a group of three handsome Tudor Revival residences along the south side of Hillside Avenue.

Style: Tudor Revival  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 307  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: One of three handsome Tudor Revival houses along the south side of Hillside Avenue.

Style: Tudor Revival  
 Details:   
 Date: 1928  
 Architect: Morcy, Arthur G.  
 Historic Name:   
 Other Surveys/Designations:



Street number: 471  
 Direction:   
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Simple mid 1920s Colonial Revival with Craftsman detailing

Style: Colonial Revival  
 Details: Craftsman  
 Date: 1925  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 638  
 Direction:   
 Street: KENILWORTH  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Modest, frame Tudor Revival with distinctive hipped through-the-corner dormer and brick end chimney

Style: Tudor Revival  
 Details:   
 Date: c. 1930  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 547  
 Direction:   
 Street: LORRAINE  
 Suffix: RD  
 Rating: PS  
 Reason for Significance: Fine Tudor residence with decorative half timbering and steeply pitched entry bay with stone detailing

Style: Tudor Revival  
 Details:   
 Date: c. 1923  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 630  
 Direction:   
 Street: LORRAINE  
 Suffix: RD  
 Rating: PS  
 Reason for Significance: This modest Tudor Revival residence features a red ceramic tile roof and prominent brick end chimney

Style: Tudor Revival  
 Details:   
 Date: c. 1930  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 330  
 Direction:   
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: Although altered, this Craftsman Bungalow still retains many historic features

Style: Craftsman Bungalow  
 Details:   
 Date: c. 1920  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 386  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: Fine late 1890s Queen Anne with broad polygonal corner tower and cast-iron dome.

Style: Queen Anne  
 Details:  
 Date: 1898  
 Architect:  
 Historic Name: Hoodley, Thomas A. House  
 Other Surveys/Designations: GEDS Plaque (1979)



Street number: 440  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: Typical 1920s Tudor-Revival two-part commercial block seen throughout Glen Ellyn's downtown.

Style: Two Part Commercial Block  
 Details: Tudor Revival  
 Date: c. 1923  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 546  
 Direction:  
 Street: NEWTON  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: The broad side-gable roof with narrow shed dormer gives a horizontal emphasis to this 1920s bungalow.

Style: Bungalow  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 639  
 Direction:  
 Street: NEWTON  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Fine example of Dutch Colonial style, with brick, 1st story wide and 2nd story narrow porch.

Style: Dutch Colonial Revival  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 786  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: This fine example of a modest 19th- and early 20th-century vernacular housing type was owned and constructed by local builder Amos Churchill.

Style: Gable Front  
 Details:  
 Date: 1895  
 Architect:  
 Historic Name: Churchill, Amos House  
 Other Surveys/Designations: GEDS Plaque (1993)



Street number: 496  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance:

Style: Queen Anne  
 Details:  
 Date: c. 1895  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:







Street number: 373  
 Direction:   
 Street: ANTHONY  
 Suffix: ST  
 Rating: S  
 Reason for Significance: Intact Gable Front Cottage with historic porch enclosure.

Style: Gable Front  
 Details:   
 Date: 1907  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 378  
 Direction:   
 Street: ANTHONY  
 Suffix: ST  
 Rating: S  
 Reason for Significance: Typical, intact example of this early 20th-century popular housing type.

Style: American Four-square  
 Details:   
 Date: c. 1915  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 374  
 Direction:   
 Street: BRANDON  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Intact frame Bungalow with sweeping side gable roof and wrap full front porch.

Style: Bungalow  
 Details:   
 Date: c. 1915  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 306  
 Direction:   
 Street: CHESTERFIELD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Fine modernist Ranch designed by architect and builder Harry J. Quinn.

Style: Ranch  
 Details: Contemporary  
 Date: 1934  
 Architect: Quinn, Harry J.  
 Historic Name:   
 Other Surveys/Designations:



Street number: 366  
 Direction:   
 Street: GLENWOOD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Unusual 1890s Side Gable Cottage with Queen Anne detailing.

Style: Side Gable Cottage  
 Details: Queen Anne  
 Date: 1892  
 Architect:   
 Historic Name: Newell, William A. House  
 Other Surveys/Designations: OHHS Plaque (1983)



Street number: 410  
 Direction:   
 Street: GLENWOOD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Supreme Classical Revival church built in the mid-1950s.

Style: Church - Classical Revival  
 Details:   
 Date: 1954  
 Architect:   
 Historic Name: Saint Petronille Catholic Church  
 Other Surveys/Designations:



Street number: 280  
 Direction:   
 Street: HAWTHORNE  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: Well-preserved example of late 1920s Dutch Colonial Revival seen throughout the survey area.

Style: Dutch Colonial Revival  
 Details:   
 Date: 1928  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 323  
 Direction:   
 Street: HAWTHORNE  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: Fine, well-preserved mid-1920s Dutch Colonial Revival.

Style: Dutch Colonial Revival  
 Details:   
 Date: 1925  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 341  
 Direction:   
 Street: HAWTHORNE  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: The four-part window under the gable, three-part 1st story bay, and street corner entry porch are all distinguishing features of the mid-1920s brick Bungalow.

Style: Bungalow  
 Details:   
 Date: c. 1925  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 306  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Fine example of this popular residential type, with historic features intact.

Style: Bungalow  
 Details:   
 Date: 1928  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 340  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome, well-preserved Bungalow with Craftsman features.

Style: Craftsman Bungalow  
 Details:   
 Date: c. 1920  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 272  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: House appears to be a nearly-pristine example of the popular Sears Home type called "The Crescent," with distinctive entry porch.

Style: Cape Cod  
 Details: Craftsman  
 Date: c. 1925\*  
 Architect:   
 Historic Name:   
 Other Surveys/Designations: CH Local Landmark (1993)



Street number: 400  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Fine example of the Colonial Revival style, with symmetrical facade, decorative corner quoins, and classical entry surround

Style: Colonial Revival  
 Details:   
 Date: c. 1925  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 412  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This stately late-1920s Tudor Revival residence features an expansive front porch that was added in the 1930s.

Style: Tudor Revival  
 Details:   
 Date: 1927  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 420  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Charming post-war Cape Cod with characteristic symmetrical facade and front dormer.

Style: Cape Cod  
 Details:   
 Date: 1946  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 426  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This mid-19th-century vernacular residence is one of the oldest remaining houses in Glen Ellyn, and retains many of its historic features.

Style: L-Form  
 Details:   
 Date: 1845  
 Architect:   
 Historic Name: Johnson, William J. House  
 Other Surveys/Designations: CHS Plaque (1977)



Street number: 434  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Modest Gable Front from the turn of the 20th century, with stucco cladding, full-width front porch and 3-sided window bay.

Style: Gable Front  
 Details:   
 Date: c. 1900  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 464  
 Direction:   
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome gabled Bungalow with many original features.

Style: Bungalow  
 Details:   
 Date: c. 1920  
 Architect:   
 Historic Name:   
 Other Surveys/Designations:



Street number: 490  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome American Foursquare, with original front porch and hipped dormer, and historic east addition

Style: American Foursquare  
 Details:  
 Date: 1903  
 Architect:  
 Historic Name: Johnson, Alfred M. & Emma E. House  
 Other Surveys/Designations:



Street number: 311  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of three handsome Tudor Revivals along this block of Hillside

Style: Tudor Revival  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 313  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Quintessential example of mid-century Minimal Traditional design

Style: Minimal Traditional  
 Details:  
 Date: c. 1950  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 325  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Fine mid-1920s example of Tudor Revival style, with steeply pitched gable roof and stone detailing

Style: Tudor Revival  
 Details:  
 Date: 1926  
 Architect: Weegerth?  
 Historic Name:  
 Other Surveys/Designations:



Street number: 331  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Excellent mid-1920s example of the Colonial Revival style, with broad, enclosed side gambrel roof, long shed dormer, and elliptical arch entry porch

Style: Dutch Colonial Revival  
 Details:  
 Date: 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 428  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome Gable Front with Craftsman-inspired porch

Style: Gable Front  
 Details: Craftsman  
 Date: c. 1910  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 504  
 Direction:  
 Street: HILL SIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Well preserved, modest bungalow with broad gable roof and hipped front porch.

Style: Bungalow  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 542  
 Direction:  
 Street: KENILWORTH  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Unaltered Dutch Colonial from the late 1920s.

Style: Dutch Colonial Revival  
 Details:  
 Date: 1927  
 Architect: Morgan, D. T.  
 Historic Name:  
 Other Surveys/Designations:



Street number: 513  
 Direction:  
 Street: LINDEN  
 Suffix: ST  
 Rating: S  
 Reason for Significance: One of only a handful of modern mid-20th-century residential designs in the survey area.

Style: Ranch  
 Details:  
 Date: 1935  
 Architect: Anhalt Associates  
 Historic Name: Brown, William House  
 Other Surveys/Designations:



Street number: 361  
 Direction:  
 Street: LORRAINE  
 Suffix: RD  
 Rating: S  
 Reason for Significance: One of only a handful of modernist Ranch houses within the survey area.

Style: Ranch  
 Details:  
 Date: 1934  
 Architect: Quinn, Harry J.  
 Historic Name: Widner, Frank House  
 Other Surveys/Designations:



Street number: 364  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: S  
 Reason for Significance: Early, concrete block example of the bungalow type, with an expansive, inset front porch.

Style: Bungalow  
 Details:  
 Date: c. 1910  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 400  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: S  
 Reason for Significance: This modernist commercial design provides a striking contrast to Glen Ellyn's Tudor-inspired commercial district. The 1970s addition is compatible with the original design.

Style: Free-standing Commercial  
 Details: International Style  
 Date: 1961  
 Architect: Allegretti, Francis W.  
 Historic Name: Geische Shoe Store  
 Other Surveys/Designations:



Street number: 330  
 Direction:  
 Street: NEWTON  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Charming mid 1920s Bungalow with Craftsman detailing

Style: Craftsman Bungalow  
 Details:  
 Date: 1926  
 Architect:  
 Historic Name: Mohr, Edward L. House  
 Other Surveys/Designations: OE Plaque



Street number: 327  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: The sweeping side gable roofline, oversized hipped dormer, and inset corner porch distinguish this Bungalow

Style: Bungalow  
 Details:  
 Date: c. 1925  
 Architect: Allison, Lyman J.  
 Historic Name:  
 Other Surveys/Designations:



Street number: 350  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of several well-preserved, finely detailed Bungalows on this block of Phillips Avenue

Style: Craftsman Bungalow  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 354  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of several well-preserved and finely detailed bungalows on this block of Phillips Avenue

Style: Bungalow  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 408  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome, intact example of "the Vallocia," a Sears house design from the 1920s

Style: Craftsman Bungalow  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 450  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome bungalow with broad front gable roof and inset full-width porch

Style: Bungalow  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 466  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Intact example of 'the Suburban,' a popular Sears Home design from the early 1920s

Style: Craftsman Bungalow  
 Details:  
 Date: c. 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 490  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Unusual and intact 1890s Queen Anne featuring a distinctive round corner porch with conical roof

Style: Queen Anne  
 Details:  
 Date: 1894  
 Architect: Cleaver, Edward H. House  
 Historic Name: GIBBS Historic, GE Local Landmark (2006)  
 Other Surveys/Designations:



Street number: 491  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: The deep jerichohead roof and full front porch with thick square columns are the distinctive features of this undecorated early 20th century residence

Style: Craftsman  
 Details:  
 Date: c. 1910  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 540  
 Direction:  
 Street: PROSPECT  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Unaltered, diminutive Craftsman Bungalow from the 1920s

Style: Craftsman Bungalow  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 404  
 Direction:  
 Street: PROSPECT  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This early 1890s Queen Anne-style residence was designated a local landmark in 2000

Style: Queen Anne  
 Details:  
 Date: 1893  
 Architect: Churchill, Isaac D. & Angeline E. House  
 Historic Name: GE Local Landmark (2000)  
 Other Surveys/Designations:



Street number: 418  
 Direction:  
 Street: RIDGEWOOD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome Craftsman residence featuring a shingle second story and broad front bay with inset corner entry porch

Style: Craftsman  
 Details:  
 Date: c. 1915  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 450  
 Direction:  
 Street: RIDGEWOOD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Unusual Tudor Revival residence, with long, shallow through-the-roof cornice front formerly eaved by the entry canopy.

Style: Tudor Revival  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 474  
 Direction:  
 Street: RIDGEWOOD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Well-preserved Bungalow with three-part gable window, inset corner entry porch, and single exterior.

Style: Bungalow  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 502  
 Direction:  
 Street: RIDGEWOOD  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Expansive Four-Over-Four, with flared hipped roof and gracious hipped porch with original columns.

Style: Four Over Four  
 Details:  
 Date: c. 1905  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 566  
 Direction:  
 Street: VINE  
 Suffix: ST  
 Rating: S  
 Reason for Significance: The best-preserved of several identical Dutch Colonial Revival residences along Vine Street, featuring a large shed dormer, inset corner porch and attached garage bay.

Style: Dutch Colonial Revival  
 Details:  
 Date: c. 1930  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 568  
 Direction:  
 Street: WESTERN  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome stucco bungalow with broad, integral front porch.

Style: Bungalow  
 Details:  
 Date: c. 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 604  
 Direction:  
 Street: WESTERN  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This Colonial Revival exhibits the streamlined, undorned variation on the style that was popular in the 1930s and early 1940s.

Style: Colonial Revival  
 Details:  
 Date: c. 1930  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



**APPENDIX 4:  
INVENTORY OF STRUCTURES  
IN THE SURVEY AREAS**

ID#	Address	Year Built	Style	Notes
101	101 N. Lincoln	1920	Colonial Revival	
102	102 N. Lincoln	1920	Colonial Revival	
103	103 N. Lincoln	1920	Colonial Revival	
104	104 N. Lincoln	1920	Colonial Revival	
105	105 N. Lincoln	1920	Colonial Revival	
106	106 N. Lincoln	1920	Colonial Revival	
107	107 N. Lincoln	1920	Colonial Revival	
108	108 N. Lincoln	1920	Colonial Revival	
109	109 N. Lincoln	1920	Colonial Revival	
110	110 N. Lincoln	1920	Colonial Revival	
111	111 N. Lincoln	1920	Colonial Revival	
112	112 N. Lincoln	1920	Colonial Revival	
113	113 N. Lincoln	1920	Colonial Revival	
114	114 N. Lincoln	1920	Colonial Revival	
115	115 N. Lincoln	1920	Colonial Revival	
116	116 N. Lincoln	1920	Colonial Revival	
117	117 N. Lincoln	1920	Colonial Revival	
118	118 N. Lincoln	1920	Colonial Revival	
119	119 N. Lincoln	1920	Colonial Revival	
120	120 N. Lincoln	1920	Colonial Revival	
121	121 N. Lincoln	1920	Colonial Revival	
122	122 N. Lincoln	1920	Colonial Revival	
123	123 N. Lincoln	1920	Colonial Revival	
124	124 N. Lincoln	1920	Colonial Revival	
125	125 N. Lincoln	1920	Colonial Revival	
126	126 N. Lincoln	1920	Colonial Revival	
127	127 N. Lincoln	1920	Colonial Revival	
128	128 N. Lincoln	1920	Colonial Revival	
129	129 N. Lincoln	1920	Colonial Revival	
130	130 N. Lincoln	1920	Colonial Revival	
131	131 N. Lincoln	1920	Colonial Revival	
132	132 N. Lincoln	1920	Colonial Revival	
133	133 N. Lincoln	1920	Colonial Revival	
134	134 N. Lincoln	1920	Colonial Revival	
135	135 N. Lincoln	1920	Colonial Revival	
136	136 N. Lincoln	1920	Colonial Revival	
137	137 N. Lincoln	1920	Colonial Revival	
138	138 N. Lincoln	1920	Colonial Revival	
139	139 N. Lincoln	1920	Colonial Revival	
140	140 N. Lincoln	1920	Colonial Revival	
141	141 N. Lincoln	1920	Colonial Revival	
142	142 N. Lincoln	1920	Colonial Revival	
143	143 N. Lincoln	1920	Colonial Revival	
144	144 N. Lincoln	1920	Colonial Revival	
145	145 N. Lincoln	1920	Colonial Revival	
146	146 N. Lincoln	1920	Colonial Revival	
147	147 N. Lincoln	1920	Colonial Revival	
148	148 N. Lincoln	1920	Colonial Revival	
149	149 N. Lincoln	1920	Colonial Revival	
150	150 N. Lincoln	1920	Colonial Revival	

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
289		ANTHONY	ST	C	c. 1955	Ranch			
236		ANTHONY	ST	C	c. 1950	Minimal Traditional			
240		ANTHONY	ST	NC	c. 1995	Neo-Traditional			
244		ANTHONY	ST	NC	c. 1965	Bi-Level			
248		ANTHONY	ST	C	c. 1955	Minimal Traditional			
252		ANTHONY	ST	NC	c. 2005	Neo-Traditional			
253		ANTHONY	ST	PS	c. 1910	Gable Front Cottage			
256		ANTHONY	ST	NC	c. 2000	Neo-Traditional			
260		ANTHONY	ST	NC	c. 1980	Contemporary			
264		ANTHONY	ST	C	c. 1930	Bungalow			
268		ANTHONY	ST	C	c. 1910	Colonial Revival			
275?		ANTHONY	ST	NC	c. 2000	Park/Playground			
293		ANTHONY	ST	C	c. 1955	Ranch			
294		ANTHONY	ST	C	c. 1955	Ranch			
297		ANTHONY	ST	C	c. 1955	Ranch			
302		ANTHONY	ST	NC	c. 1925	Craftsman (altered)			
303		ANTHONY	ST	C	c. 1940	Bungalow			
306		ANTHONY	ST	S	1940	Colonial Revival	Craftsman	Nelson House	
307		ANTHONY	ST	C	c. 1955	Minimal Traditional			
310		ANTHONY	ST	C	c. 1950	Ranch			
311		ANTHONY	ST	NC	c. 1995	Neo-Traditional			
315		ANTHONY	ST	C	c. 1955	Ranch			
316		ANTHONY	ST	NC	c. 2000	Neo-Traditional			
320		ANTHONY	ST	S	c. 1915	Craftsman	Colonial Revival		
321		ANTHONY	ST	C	c. 1925	Bungalow			
325		ANTHONY	ST	C	c. 1940	Colonial Revival			
326		ANTHONY	ST	C	c. 1945	Cape Cod			
327		ANTHONY	ST	NC	c. 2005	Neo-Traditional			
330		ANTHONY	ST	NC	c. 1990	Neo-Traditional			
333		ANTHONY	ST	NC	c. 2005	Neo-Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
344		ANTHONY	ST	NC	1946	Ranch (altered)			
355		ANTHONY	ST	C	c. 1950	Minimal Traditional			
356		ANTHONY	ST	S	c. 1920	Bungalow			
361		ANTHONY	ST	C	c. 1920	Bungalow			
362		ANTHONY	ST	NC	c. 1985	Neo-Traditional			
365		ANTHONY	ST	NC	c. 2000	Neo-Traditional			
367		ANTHONY	ST	NC	c. 1995	Neo-Traditional			
368		ANTHONY	ST	NC	c. 1995	Neo-Traditional			
374		ANTHONY	ST	NC	c. 2000	Neo-Traditional			
375		ANTHONY	ST	S	1907	Gable Front			
378		ANTHONY	ST	S	c. 1915	American Foursquare			
379		ANTHONY	ST	C	c. 1910	American Foursquare			
382		ANTHONY	ST	C	c. 1920	Bungalow			
383		ANTHONY	ST	C	c. 1920	Bungalow			
387		ANTHONY	ST	C	c. 1920	Bungalow			
389		ANTHONY	ST	PS	c. 1915	Dutch Colonial Revival			
393		ANTHONY	ST	NC	c. 1910	Gable Front (altered)			
399		ANTHONY	ST	C	1928	Colonial Revival			
310		BRANDON	AVE	C	c. 1915	Prairie			
316		BRANDON	AVE	NC	c. 2000	Neo-Traditional			
318		BRANDON	AVE	C	c. 1930	Colonial Revival			
321		BRANDON	AVE	C	c. 1920	Bungalow			
324		BRANDON	AVE	C	c. 1925	Dutch Colonial Revival			
326		BRANDON	AVE	C	c. 1960	Split-Level			
327		BRANDON	AVE	C	c. 1915	Colonial Revival			
330		BRANDON	AVE	NC	c. 1925	Tudor Revival (altered)			
331		BRANDON	AVE	C	c. 1920	Dutch Colonial Revival			
335		BRANDON	AVE	NC	c. 2005	Neo-Traditional			
340		BRANDON	AVE	NC	c. 2005	Neo-Traditional			
348		BRANDON	AVE	PS	c. 1900	Gabled Ell			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
352		BRANDON	AVE	NC	c. 1965	Neo-Colonial			
358		BRANDON	AVE	PS	c. 1950	Cape Cod			
362		BRANDON	AVE	NC	1975	No Style (altered)			
364		BRANDON	AVE	NC	c. 1965	Split-Level			
368		BRANDON	AVE	NC	c. 1920	No Style (altered)			
374		BRANDON	AVE	S	c. 1915	Bungalow			
378		BRANDON	AVE	NC	c. 1995	Neo-Traditional			
383		BRANDON	AVE	C	c. 1955	Cape Cod			
384		BRANDON	AVE	NC	c. 1900	No Style (altered)			
390		BRANDON	AVE	C	c. 1950	Cape Cod			
392		BRANDON	AVE	C	c. 1925	Bungalow			
395		BRANDON	AVE	C	c. 1955	Ranch			
398		BRANDON	AVE	C	c. 1955	Ranch			
332		CENTER	ST	C	c. 1950	Cape Cod			
333		CENTER	ST	C	c. 1940	Minimal Traditional			
335		CENTER	ST	NC	c. 1950	Split-Level			
336		CENTER	ST	C	c. 1955	Ranch			
340		CENTER	ST	C	c. 1950	Split-Level			
341		CENTER	ST	C	c. 1955	Minimal Traditional			
344		CENTER	ST	C	c. 1950	Minimal Traditional			
345		CENTER	ST	C	c. 1955	Split-Level			
346		CENTER	ST	C	c. 1950	Split-Level			
349		CENTER	ST	C	c. 1955	Ranch			
350		CENTER	ST	C	c. 1940	Bungalow			
354		CENTER	ST	NC	c. 1965	Neo-Colonial			
355		CENTER	ST	NC	1956	Minimal Traditional			
358		CENTER	ST	C	c. 1950	Minimal Traditional			
362		CENTER	ST	C	c. 1950	Split-Level	Tudor Revival		
257		CHESTERFIELD	AVE	NC	1950	No Style			
260		CHESTERFIELD	AVE	C	c. 1950	Colonial Revival			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
261		CHESTERFIELD	AVE	C	c. 1950	Colonial Revival			
264		CHESTERFIELD	AVE	C	c. 1950	Colonial Revival			
267		CHESTERFIELD	AVE	C	c. 1955	Cape Cod			
270		CHESTERFIELD	AVE	C	c. 1955	Ranch			
274		CHESTERFIELD	AVE	C	c. 1950	Ranch			
278		CHESTERFIELD	AVE	C	c. 1950	Ranch			
284		CHESTERFIELD	AVE	C	c. 1950	Minimal Traditional			
298		CHESTERFIELD	AVE	C	c. 1950	Minimal Traditional			
302		CHESTERFIELD	AVE	NC	c. 2005	Neo-Traditional			
306		CHESTERFIELD	AVE	S	1954	Ranch	Contemporary		
385		COTTAGE	AVE	C	c. 1950	Ranch			
289		COTTAGE	AVE	C	c. 1920	Bungalow			
290		COTTAGE	AVE	NC	c. 1965	Split-Level			
295		COTTAGE	AVE	C	c. 1950	Ranch			
298		COTTAGE	AVE	NC	c. 1965	Split-Level			
299		COTTAGE	AVE	C	c. 1950	Ranch			
306		COTTAGE	AVE	C	c. 1900	Side Gable Cottage			
307		COTTAGE	AVE	NC	c. 1965	Neo-Colonial			
311		COTTAGE	AVE	NC	c. 1965	Neo-Colonial			
312		COTTAGE	AVE	C	c. 1925	Bungalow			
316		COTTAGE	AVE	C	c. 1925	Bungalow			
317		COTTAGE	AVE	NC	1962	Colonial Revival		Carlton, George House	
320		COTTAGE	AVE	C	c. 1925	Bungalow			
323		COTTAGE	AVE	NC	c. 1965	Neo-Colonial			
332		COTTAGE	AVE	NC	c. 2000	Neo-Traditional			
335		COTTAGE	AVE	NC	c. 1920	Neo-Traditional (altered)			
338		COTTAGE	AVE	C	c. 1915	Dutch Colonial Revival			
339		COTTAGE	AVE	C	c. 1915	Bungalow			
340		COTTAGE	AVE	C	c. 1950	Split-Level			
344		COTTAGE	AVE	C	c. 1920	Bungalow			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY								
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME
355		COTTAGE	AVE	C	c. 1925	Bungalow		
356		COTTAGE	AVE	C	c. 1925	Bungalow		
360		COTTAGE	AVE	NC	c. 1965	Contemporary		
361		COTTAGE	AVE	NC	c. 2000	Neo-Traditional		
366		COTTAGE	AVE	NC	c. 2000	Neo-Traditional		
369		COTTAGE	AVE	NC	c. 2000	Neo-Traditional		
372		COTTAGE	AVE	NC	c. 2005	Neo-Traditional		
373		COTTAGE	AVE	C	c. 1920	Bungalow		
378		COTTAGE	AVE	C	c. 1915	Dutch Colonial Revival		
379		COTTAGE	AVE	C	c. 1905	Gable Front Cottage		
384		COTTAGE	AVE	C	c. 1920	Bungalow		
616		DAVIS	TERR	C	c. 1955	Ranch		
620		DAVIS	TERR	C	c. 1925	Craftsman Bungalow		
621		DAVIS	TERR	C	c. 1925	Bungalow		
624		DAVIS	TERR	C	c. 1925	Colonial Revival		
625		DAVIS	TERR	C	c. 1925	Craftsman Bungalow		
627		DAVIS	TERR	C	c. 1955	Ranch		
628		DAVIS	TERR	C	c. 1950	Minimal Traditional		
633		DAVIS	TERR	C	1892	Dutch Colonial Revival		
404		DAWN	AVE	C	c. 1955	Split-Level		
405		DAWN	AVE	C	c. 1915	Colonial Revival		
408		DAWN	AVE	NC	1957	Neo-Traditional (altered)		
409		DAWN	AVE	NC	c. 2000	Neo-Traditional		
412		DAWN	AVE	C	c. 1955	Split-Level		
413		DAWN	AVE	NC	c. 2000	Neo-Traditional		
416		DAWN	AVE	C	c. 1955	Split-Level		
417		DAWN	AVE	C	c. 1955	Ranch		
419		DAWN	AVE	C	c. 1955	Ranch		
420		DAWN	AVE	C	c. 1950	Split-Level		
423		DAWN	AVE	C	c. 1955	Ranch	Contemporary	

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
424		DAWN	AVE C	C	c. 1955	Split-Level			
427		DAWN	AVE NC	NC	c. 2000	Neo-Traditional			
428		DAWN	AVE C	C	c. 1955	Split-Level			
431		DAWN	AVE C	C	c. 1955	Ranch			
432		DAWN	AVE C	C	c. 1955	Split-Level			
435		DAWN	AVE NC	NC	c. 1990	Neo-Traditional			
270?		DUANE	AVE NC	NC	c. 2005	Park/Playground			
314		DUANE	ST C	C	c. 1960	Apartment	Neo-Colonial		
350		DUANE	ST C	C	1953	Warehouse		United Parcel Service Glen Ellyn	
383		DUANE	ST C	C	c. 1960	Apartment			
399		DUANE	ST C	C	c. 1955	Ranch			
400		DUANE	ST NC	NC	1995	Library - Neo-Prairie			
427		DUANE	ST C	C	c. 1955	Duplex			
433		DUANE	ST C	C	c. 1955	Duplex			
230		DUANE	ST NC	NC	c. 1970	Apartment	Mansard		
250		DUANE	ST NC	NC	c. 1965	Apartment			
256		DUANE	ST NC	NC	c. 1985	Townhouses			
300		DUANE	ST NC	NC	c. 1965	Townhouses			
310		DUANE	ST NC	NC	c. 1965	Townhouses			
318		DUANE	ST C	C	c. 1960	Apartment			
322		DUANE	ST C	C	c. 1960	Apartment			
326		DUANE	ST C	C	c. 1960	Apartment			
330		DUANE	ST C	C	c. 1960	Apartment			
333		DUANE	ST C	C	c. 1860	Gable Front			
334		DUANE	ST C	C	c. 1960	Apartment			
337		DUANE	ST C	C	c. 1950	Split-Level			
338		DUANE	ST C	C	c. 1960	Apartment			
339		DUANE	ST C	C	c. 1925	Bungalow			
345		DUANE	ST C	C	c. 1955	Split-Level			
351		DUANE	ST NC	NC	c. 1925	Bungalow (altered)			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY							
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	HISTNAME
353		DJANE	ST	C	c. 1950	Ranch	
355		DJANE	ST	C	c. 1930	Cape Cod	
359		DJANE	ST	NC	c. 1970	Split-Level	
363		DJANE	ST	NC	c. 1970	Split-Level	
364		DJANE	ST	C	c. 1925	Bungalow	
367		DJANE	ST	C	1856	L-Form	Benjamin, Henry House
384		DJANE	ST	NC		Parking Lot	
385-389		DJANE	ST	NC	c. 1980	Apartment	Mansard
393-395		DJANE	ST	NC	c. 1980	Apartment	Mansard
403		DJANE	ST	C	c. 1905	Gable Front	
407		DJANE	ST	NC		Vacant Lot	
435		DJANE	ST	C	c. 1900	Gable Front	
443		DJANE	ST	C	c. 1955	Freestanding Commercial	International Style
450		DJANE	ST	C	c. 1880	L-Form	
451		DJANE	ST	C	c. 1880	Gable Front	
454		DJANE	ST	C	c. 1905	No Style	
457		DJANE	ST	NC	c. 1880	Gable Front	
463		DJANE	ST	C	c. 1900	No Style	
465-467		DJANE	ST	NC	c. 2000	Duplex	
468		DJANE	ST	NC		Vacant Lot	
469-471		DJANE	ST	NC	c. 2000	Duplex	
475		DJANE	ST	NC	c. 2005	Freestanding Commercial	Neo-Traditional
482		DJANE	ST	NC		Parking Lot	
487		DJANE	ST	PS	c. 1890	Shingle	
493		DJANE	ST	C	c. 1960	Freestanding Commercial	Contemporary
503		DJANE	ST	C	c. 1925	Two Part Commercial Block	
404		EVERGREEN	AVE	C	c. 1925	Bungalow	
408		EVERGREEN	AVE	C	c. 1925	Bungalow	
410		EVERGREEN	AVE	C	c. 1950	Split-Level	
416		EVERGREEN	AVE	C	c. 1945	Minimal Traditional	

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
418		EVERGREEN	AVE C	C	c. 1955	Split-Level			
422		EVERGREEN	AVE C	C	c. 1955	Split-Level	Tudor Revival		
426		EVERGREEN	AVE C	C	c. 1955	Split-Level			
430		EVERGREEN	AVE C	C	c. 1955	Split-Level			
434		EVERGREEN	AVE C	C	c. 1955	Split-Level			
436		EVERGREEN	AVE NC	NC	c. 1990	Neo-Traditional	Colonial Revival		
420B		GLENWOOD	AVE PS	PS	1925	Classical Revival		St. Petronille Church	
420C		GLENWOOD	AVE PS	PS	c. 1955	Classical Revival		St. Petronille Convent	
366		GLENWOOD	AVE S	S	1892	Side Gable Cottage	Queen Anne	Newell, William A. House	
420		GLENWOOD	AVE S	S	1954	Church - Classical Revival		Saint Petronille Catholic Church	
240		HAWTHORNE	BLVD NC	NC	1954	School			
243		HAWTHORNE	BLVD NC	NC		Vacant Lot			
249		HAWTHORNE	BLVD C	C	c. 1950	Cape Cod			
253		HAWTHORNE	BLVD C	C	c. 1960	Neo-Colonial			
254		HAWTHORNE	BLVD C	C	c. 1955	Ranch			
257		HAWTHORNE	BLVD C	C	c. 1950	Minimal Traditional			
258		HAWTHORNE	BLVD C	C	c. 1950	Ranch			
262		HAWTHORNE	BLVD C	C	c. 1955	Split-Level			
266		HAWTHORNE	BLVD C	C	c. 1955	Ranch			
270		HAWTHORNE	BLVD C	C	c. 1955	Minimal Traditional			
276		HAWTHORNE	BLVD C	C	c. 1960	Ranch			
277		HAWTHORNE	BLVD C	C	c. 1955	Ranch			
280		HAWTHORNE	BLVD S	S	1928	Dutch Colonial Revival			
288		HAWTHORNE	BLVD C	C	c. 1925	Bungalow			
292		HAWTHORNE	BLVD C	C	c. 1925	Bungalow			
295		HAWTHORNE	BLVD C	C	c. 1950	Cape Cod			
296		HAWTHORNE	BLVD NC	NC	c. 2000	Neo-Traditional			
299		HAWTHORNE	BLVD NC	NC	c. 2000	Neo-Traditional			
302		HAWTHORNE	BLVD NC	NC	c. 1990	Neo-Traditional			
303		HAWTHORNE	BLVD C	C	c. 1925	Bungalow			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY								
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME
307		HAWTHORNE	BLVD	C	c. 1930	Bungalow	Tudor	
308		HAWTHORNE	BLVD	NC		Vacant Lot		
310		HAWTHORNE	BLVD	NC	c. 1990	Neo-Traditional		
311		HAWTHORNE	BLVD	NC	c. 1995	Neo-Traditional		
315		HAWTHORNE	BLVD	C	c. 1920	Bungalow		
316		HAWTHORNE	BLVD	NC	c. 2000	Neo-Traditional		
319		HAWTHORNE	BLVD	C	c. 1925	Cape Cod		
323		HAWTHORNE	BLVD	S	1925	Dutch Colonial Revival		
324		HAWTHORNE	BLVD	NC	c. 2005	Neo-Traditional		
327		HAWTHORNE	BLVD	C	c. 1925	Colonial Revival		
333		HAWTHORNE	BLVD	C	c. 1930	Cape Cod		
334		HAWTHORNE	BLVD	C	c. 1955	Ranch		
335		HAWTHORNE	BLVD	NC	c. 1970	Neo-Colonial		
337		HAWTHORNE	BLVD	C	c. 1925	Bungalow		
338		HAWTHORNE	BLVD	C	c. 1925	Bungalow		
341		HAWTHORNE	BLVD	S	c. 1925	Bungalow		
342		HAWTHORNE	BLVD	C	c. 1925	Bungalow		
343		HAWTHORNE	BLVD	C	c. 1950*	Ranch		
346		HAWTHORNE	BLVD	C	c. 1925	Craftsman Bungalow		
354		HAWTHORNE	BLVD	C	c. 1925	Bungalow		
359		HAWTHORNE	BLVD	NC	c. 1965	Contemporary		
362		HAWTHORNE	BLVD	C	c. 1960	Split-Level		
368		HAWTHORNE	BLVD	NC	c. 1900	Gabled Ell (altered)		
369		HAWTHORNE	BLVD	NC	c. 1990	Neo-Traditional		
374		HAWTHORNE	BLVD	NC	c. 1920	No style (altered)		
375		HAWTHORNE	BLVD	C	c. 1925	Dutch Colonial Revival		
379		HAWTHORNE	BLVD	C	c. 1925	Bungalow		
380		HAWTHORNE	BLVD	C	c. 1920	Bungalow		
382		HAWTHORNE	BLVD	C	c. 1925	Craftsman		
383		HAWTHORNE	BLVD	C	c. 1950	Cape Cod		

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
387		HAWTHORNE	BLVD C		c. 1955	Ranch			
400		HAWTHORNE	BLVD NC		c. 1970	Contemporary			
474		HILL	AVE NC		c. 1995	Neo-Traditional			
190		HILL	AVE C		c. 1930	Bungalow			
192		HILL	AVE NC		c. 1995	Neo-Traditional			
196		HILL	AVE C		c. 1925	Bungalow			
200		HILL	AVE C		c. 1930	Bungalow			
206		HILL	AVE S		1928	Bungalow			
210		HILL	AVE C		c. 1955	Ranch			
216		HILL	AVE C		c. 1955	Split-Level			
222		HILL	AVE C		c. 1960	Split-Level			
228		HILL	AVE NC		c. 1965	Split-Level			
232		HILL	AVE C		c. 1960	Split-level			
240		HILL	AVE S		c. 1920	Craftsman Bungalow			
246		HILL	AVE NC		c. 1975	Neo-Traditional			
264		HILL	AVE PS		1913	Bungalow			
268		HILL	AVE C		c. 1955	Dutch Colonial Revival			
272		HILL	AVE S		c. 1925*	Cape Cod	Craftsman		
280		HILL	AVE C		c. 1945	Colonial Revival			
286		HILL	AVE C		c. 1930	Bungalow			
290		HILL	AVE NC		c. 1965	Split-Level			
294		HILL	AVE NC		c. 1965	Split-Level			
298		HILL	AVE NC		c. 1920	No Style (altered)			
300		HILL	AVE NC		c. 1990	Neo-Traditional			
310		HILL	AVE C		c. 1950	Cape Cod			
314		HILL	AVE C		c. 1950	Minimal Traditional			
324		HILL	AVE NC		c. 2000	Neo-Traditional			
330		HILL	AVE C		c. 1920	Craftsman			
334		HILL	AVE C		c. 1925	Dutch Colonial Revival			
338		HILL	AVE NC		c. 1925	Bungalow (altered)			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY							
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	HISTNAME
342		HILL	AVE	C	c. 1900	Gable Front	
346		HILL	AVE	C	c. 1910	No Style	
348		HILL	AVE	C	c. 1925	Craftsman	
356		HILL	AVE	C	c. 1950	Cape Cod	
358		HILL	AVE	C	c. 1925	Dutch Colonial Revival	
364		HILL	AVE	NC	c. 1925	No Style	
368		HILL	AVE	PS	1952	Cape Cod	
370		HILL	AVE	C	c. 1925	Bungalow	
376		HILL	AVE	C	c. 1925	Craftsman Bungalow	
382		HILL	AVE	NC		Vacant Lot	
388		HILL	AVE	C	c. 1925	Dutch Colonial Revival	
400		HILL	AVE	S	c. 1925	Colonial Revival	
406		HILL	AVE	C	c. 1920	Craftsman	
412		HILL	AVE	S	1927	Tudor Revival	
418		HILL	AVE	C	c. 1960	Neo-Colonial	
420		HILL	AVE	S	1946	Cape Cod	
426		HILL	AVE	S	1845	L-Form	Johnson, William J. House
436		HILL	AVE	NC	c. 1975	Neo-Traditional	
438		HILL	AVE	NC	c. 1975	Neo-Colonial	
454		HILL	AVE	S	c. 1900	Gable Front	
460		HILL	AVE	NC	c. 1995	Neo-Traditional	
464		HILL	AVE	S	c. 1920	Bungalow	
468		HILL	AVE	C	c. 1920	Dutch Colonial Revival	
478		HILL	AVE	C	c. 1915	Dutch Colonial Revival	
486		HILL	AVE	C	c. 1960	Colonial Revival	
490		HILL	AVE	S	1905	American Foursquare	Johnson, Alfred M. & Emma E. House
494		HILL	AVE	C	c. 1955	Colonial Revival	
500		HILL	AVE	C	c. 1910	Dutch Colonial Revival	
502		HILL	AVE	NC	c. 1970	Neo-Colonial	
243		HILLSIDE	AVE	C	c. 1950	Ranch	

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
249		HILLSIDE	AVE	NC	c. 2000	Neo-Traditional			
253		HILLSIDE	AVE	NC	c. 1955	Ranch (altered)			
259		HILLSIDE	AVE	NC	c. 1995	Neo-Traditional			
263		HILLSIDE	AVE	C	c. 1955	Ranch			
267		HILLSIDE	AVE	C	c. 1955	Split-Level			
271		HILLSIDE	AVE	NC	c. 2005	Neo-Traditional			
272		HILLSIDE	AVE	C	c. 1955	Ranch			
275		HILLSIDE	AVE	C	c. 1950	Split-Level	Colonial Revival		
279		HILLSIDE	AVE	C	c. 1950	Split-Level			
283		HILLSIDE	AVE	NC	c. 1995	Neo-Traditional			
288		HILLSIDE	AVE	C	c. 1960	Neo-Colonial			
303		HILLSIDE	AVE	PS	c. 1925	Tudor Revival			
307		HILLSIDE	AVE	PS	1928	Tudor Revival			
311		HILLSIDE	AVE	S	c. 1925	Tudor Revival			
313		HILLSIDE	AVE	S	c. 1950	Minimal Traditional			
317		HILLSIDE	AVE	C	c. 1950	Split-Level			
321		HILLSIDE	AVE	C	c. 1955	Ranch			
325		HILLSIDE	AVE	S	1936	Tudor Revival			
330		HILLSIDE	AVE	C	1927	Colonial Revival			
331		HILLSIDE	AVE	S	1925	Dutch Colonial Revival			
335		HILLSIDE	AVE	C	c. 1955	Bi-Level			
336		HILLSIDE	AVE	C	c. 1925	Colonial Revival			
338		HILLSIDE	AVE	C	c. 1925	Dutch Colonial Revival			
342		HILLSIDE	AVE	C	c. 1920	Bungalow			
351		HILLSIDE	AVE	C	c. 1925	Dutch Colonial Revival			
355		HILLSIDE	AVE	C	c. 1910	No Style			
356		HILLSIDE	AVE	C	c. 1925	Bungalow			
357		HILLSIDE	AVE	NC	c. 2000	Neo-Traditional			
363		HILLSIDE	AVE	NC	c. 2005	Neo-Traditional			
364		HILLSIDE	AVE	C	c. 1920	Bungalow			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
367		HILLSIDE	AVE	NC	c. 1925	No Style			
368		HILLSIDE	AVE	C	c. 1920	No Style			
374		HILLSIDE	AVE	NC	c. 1930	No Style			
375		HILLSIDE	AVE	C	c. 1920	Bungalow			
378		HILLSIDE	AVE	NC	c. 1970	Split-Level			
379		HILLSIDE	AVE	C	c. 1925	Bungalow			
382		HILLSIDE	AVE	C	c. 1910	Gable Front			
383		HILLSIDE	AVE	NC	c. 2005	Neo-Traditional			
390		HILLSIDE	AVE	C	c. 1925	Tudor Revival			
392		HILLSIDE	AVE	NC	c. 1920	Craftsman (altered)			
402		HILLSIDE	AVE	NC	c. 1880	Gable Front (altered)			
406		HILLSIDE	AVE	C	c. 1880	Side Gable Cottage (altered)			
407		HILLSIDE	AVE	NC	c. 1990	Neo-Traditional			
410		HILLSIDE	AVE	NC	c. 1900	No Style (altered)			
411		HILLSIDE	AVE	NC	c. 1990	Neo-Traditional			
415		HILLSIDE	AVE	NC	c. 2000	Neo-Traditional			
417		HILLSIDE	AVE	NC	c. 2000	Neo-Traditional			
421		HILLSIDE	AVE	C	c. 1925	Bungalow			
425		HILLSIDE	AVE	C	c. 1900	Gable Front			
426		HILLSIDE	AVE	C	c. 1910	Gable Front			
428		HILLSIDE	AVE	S	c. 1910	Gable Front	Craftsman		
429		HILLSIDE	AVE	C	c. 1905	Gable Front			
432		HILLSIDE	AVE	C	c. 1920	Bungalow			
457		HILLSIDE	AVE	NC	c. 2005	Neo-Traditional			
459		HILLSIDE	AVE	NC	c. 2000	Neo-Traditional			
465		HILLSIDE	AVE	C	c. 1945	Cape Cod			
467		HILLSIDE	AVE	C	c. 1945	Minimal Traditional			
471		HILLSIDE	AVE	PS	1925	Colonial Revival	Craftsman		
475		HILLSIDE	AVE	NC	c. 1925	Neo-Traditional (altered)			
479		HILLSIDE	AVE	C	c. 1900	Gabled EI			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
494		HILLSIDE	AVE	C	c. 1890	Queen Anne			
498		HILLSIDE	AVE	NC	c. 1970	Freestanding Commercial			
501		HILLSIDE	AVE	C	c. 1960	Church	Classical Revival	Glen Eilyn Bible Church	
504		HILLSIDE	AVE	S	c. 1920	Bungalow			
300		KENILWORTH	AVE	C	c. 1950	Minimal Traditional			
453-463		KENILWORTH	AVE	NC	c. 2005	Townhouses	Neo-Traditional		
500		KENILWORTH	AVE	C	c. 1930	Tudor Revival			
515		KENILWORTH	AVE	C	c. 1955	Ranch			
637		KENILWORTH	AVE	C	c. 1925	Bungalow			
249		KENILWORTH	AVE	NC	c. 1990	Neo-Traditional			
254		KENILWORTH	AVE	NC	c. 1975	Split-Level			
260		KENILWORTH	AVE	NC	c. 1970	Contemporary			
266		KENILWORTH	AVE	NC	c. 1970	Contemporary			
270		KENILWORTH	AVE	C	c. 1955	Ranch			
280		KENILWORTH	AVE	NC	c. 1970	Neo-Tudor			
290		KENILWORTH	AVE	NC	c. 1965	Ranch			
296		KENILWORTH	AVE	C	c. 1955	Minimal Traditional			
299		KENILWORTH	AVE	C	c. 1950	Ranch			
303		KENILWORTH	AVE	C	c. 1950	Ranch			
305		KENILWORTH	AVE	C	c. 1950	Ranch			
306		KENILWORTH	AVE	C	c. 1955	Ranch			
310		KENILWORTH	AVE	C	c. 1950	Ranch			
315		KENILWORTH	AVE	C	c. 1950	Ranch			
316		KENILWORTH	AVE	C	c. 1955	Ranch			
318		KENILWORTH	AVE	C	c. 1955	Ranch			
321		KENILWORTH	AVE	NC	c. 2005	Neo-Traditional			
327		KENILWORTH	AVE	NC	c. 1970	Ranch			
329		KENILWORTH	AVE	C	c. 1955	Ranch	Contemporary		
333		KENILWORTH	AVE	C	c. 1950	Minimal Traditional			
334		KENILWORTH	AVE	C	c. 1930	Minimal Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
336		KENILWORTH AVE	NC	NC	c. 2000	Neo-Traditional			
337		KENILWORTH AVE	C	C	c. 1950	Split-Level			
345		KENILWORTH AVE	C	C	c. 1930	Tudor Revival	French Eclectic		
353		KENILWORTH AVE	NC	NC	c. 2005	Neo-Traditional			
401		KENILWORTH AVE	C	C	c. 1955	Ranch			
412		KENILWORTH AVE	NC	NC	c. 1970	Bi-Level			
415		KENILWORTH AVE	NC	NC	c. 1975	Split-Level			
416		KENILWORTH AVE	NC	NC	c. 1970	Bi-Level			
419		KENILWORTH AVE	C	C	c. 1960	Split-level			
420		KENILWORTH AVE	C	C	c. 1950	Split-Level			
423		KENILWORTH AVE	C	C	c. 1950	Split-Level			
424		KENILWORTH AVE	NC	NC	c. 1965	Split-Level			
429		KENILWORTH AVE	C	C	c. 1955	Colonial Revival			
470		KENILWORTH AVE	NC	NC	c. 1975	Apartment			
505		KENILWORTH AVE	NC	NC	c. 1970	Apartment	Contemporary		
507		KENILWORTH AVE	C	C	c. 1960	Split-Level			
511		KENILWORTH AVE	C	C	c. 1960	Split-Level			
518		KENILWORTH AVE	C	C	c. 1960	Split-Level			
524		KENILWORTH AVE	C	C	c. 1950	Colonial Revival			
528		KENILWORTH AVE	C	C	c. 1950	Minimal Traditional			
532		KENILWORTH AVE	C	C	c. 1955	Ranch			
536		KENILWORTH AVE	C	C	c. 1950	No Style			
538		KENILWORTH AVE	NC	NC	c. 2000	Neo-Traditional			
541		KENILWORTH AVE	NC	NC	c. 1925	Bungalow (altered)			
542		KENILWORTH AVE	S	S	1927	Dutch Colonial Revival			
547		KENILWORTH AVE	C	C	c. 1960	Neo-Colonial			
551		KENILWORTH AVE	C	C	c. 1955	Cape Cod			
553		KENILWORTH AVE	C	C	c. 1955	Cape Cod			
566		KENILWORTH AVE	C	C	c. 1930	Bungalow			
591		KENILWORTH AVE	NC	NC	c. 1990	Neo-Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY								
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME
609		KENILWORTH AVE	NC	NC	c. 1995	Neo-Traditional		
613		KENILWORTH AVE	C	C	c. 1925	Dutch Colonial Revival		
614		KENILWORTH AVE	NC	NC	c. 1925	Bungalow (altered)		
617		KENILWORTH AVE	C	C	c. 1925	Bungalow		
621		KENILWORTH AVE	NC	NC	c. 2000	Neo-Traditional		
625		KENILWORTH AVE	C	C	c. 1925	Bungalow		
629		KENILWORTH AVE	NC	NC	c. 2000	Neo-Traditional		
632		KENILWORTH AVE	C	C	c. 1925	Bungalow		
633		KENILWORTH AVE	C	C	c. 1925	Dutch Colonial Revival		
638		KENILWORTH AVE	PS	PS	c. 1930	Tudor Revival		
641		KENILWORTH AVE	NC	NC	c. 2000	Neo-Traditional		
404		LAWRENCE AVE	C	C	c. 1955	Split-Level		
405		LAWRENCE AVE	C	C	c. 1955	Split-Level		
408		LAWRENCE AVE	C	C	c. 1955	Split-Level		
409		LAWRENCE AVE	C	C	c. 1955	Raised Ranch		
412-416		LAWRENCE AVE	NC	NC	c. 1990	Duplex		
413		LAWRENCE AVE	C	C	c. 1950	Split-Level		
417		LAWRENCE AVE	C	C	c. 1955	Split-Level		
239		LINDEN ST	C	C	c. 1955	Split-Level		
245		LINDEN ST	C	C	c. 1955	Split-Level		
249		LINDEN ST	C	C	c. 1955	Split-Level		
255		LINDEN ST	NC	NC	c. 2000	Neo-Traditional		
259		LINDEN ST	NC	NC	c. 2000	Neo-Traditional		
265		LINDEN ST	C	C	c. 1955	Split-Level		
269		LINDEN ST	C	C	c. 1955	Minimal Traditional		
303		LINDEN ST	C	C	c. 1960	Contemporary		
309		LINDEN ST	C	C	c. 1960	Split-Level		
313		LINDEN ST	S	S	1955	Ranch		Brown, William House
319		LINDEN ST	C	C	c. 1950	Ranch		
323		LINDEN ST	C	C	c. 1950	Colonial Revival		

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
327		LINDEN	ST	NC	1951	Neo-Traditional (altered)			
331		LINDEN	ST	NC	c. 2005	Neo-Traditional			
335		LINDEN	ST	NC	c. 1990	Neo-Traditional			
369		LINDEN	ST	C	1945	Colonial Revival			
385		LINDEN	ST	C	c. 1960	Dutch Colonial Revival			
423		LORRAINE	RD	C	c. 1955	No Style			
280		LORRAINE	RD	NC	c. 1985	Neo-Traditional			
283		LORRAINE	RD	C	c. 1960	Neo-Colonial			
290		LORRAINE	RD	C	c. 1955	Colonial Revival			
293		LORRAINE	RD	NC	c. 1925	Bungalow (altered)			
297		LORRAINE	RD	NC	c. 1995	Neo-Traditional			
300		LORRAINE	RD	C	c. 1960	Neo-Colonial			
305		LORRAINE	RD	C	c. 1955	Ranch			
311		LORRAINE	RD	C	c. 1955	Ranch			
319		LORRAINE	RD	C	c. 1955	Ranch			
320		LORRAINE	RD	C	c. 1955	Split-Level			
324		LORRAINE	RD	C	c. 1925	Bungalow			
325		LORRAINE	RD	NC	c. 1970	Ranch			
328		LORRAINE	RD	C	c. 1950	Colonial Revival			
331		LORRAINE	RD	C	c. 1960	Ranch			
332		LORRAINE	RD	C	c. 1950	Colonial Revival			
334		LORRAINE	RD	C	c. 1950	Ranch			
337		LORRAINE	RD	C	c. 1925	Bungalow			
338		LORRAINE	RD	C	c. 1955	Ranch			
342		LORRAINE	RD	C	c. 1925	Tudor Revival			
343		LORRAINE	RD	NC	c. 1920	No Style (altered)			
344		LORRAINE	RD	C	c. 1955	Dutch Colonial Revival			
345		LORRAINE	RD	C	c. 1955	Ranch			
347		LORRAINE	RD	PS	c. 1925	Tudor Revival			
350		LORRAINE	RD	PS	c. 1930	Tudor Revival			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
352		LORRAINE	RD	C	c. 1955	Dutch Colonial Revival			
356		LORRAINE	RD	C	c. 1950	Colonial Revival			
361		LORRAINE	RD	C	c. 1925	Dutch Colonial Revival			
364		LORRAINE	RD	S	1954	Ranch		Wiedner, Frank House	
367		LORRAINE	RD	NC	c. 1985	Neo-Traditional			
368		LORRAINE	RD	C	c. 1955	Ranch			
372		LORRAINE	RD	C	c. 1950	Colonial Revival			
373		LORRAINE	RD	NC	c. 1965	Bi-Level			
376		LORRAINE	RD	C	c. 1955	Split-Level			
382		LORRAINE	RD	C	c. 1925	Tudor Revival			
384		LORRAINE	RD	C	c. 1950	Split-Level			
397		LORRAINE	RD	C	c. 1925	Colonial Revival			
415		LORRAINE	RD	C	c. 1925	Bungalow			
427		LORRAINE	RD	NC	c. 1955	Split-Level (altered)			
428		LORRAINE	RD	C	c. 1955	Split-Level			
440		LORRAINE	RD	NC	c. 1970	Apartment			
328		MAIN	ST	NC	c. 1910	No Style (altered)			
330		MAIN	ST	PS	c. 1920	Craftsman Bungalow			
336		MAIN	ST	C	c. 1925	Dutch Colonial Revival			
344		MAIN	ST	C	1906	American Foursquare		Hunter, Joel G. House	
350		MAIN	ST	C	c. 1925	Tudor Revival			
364		MAIN	ST	S	c. 1910	Bungalow			
370		MAIN	ST	NC	c. 1925	Bungalow (altered)			
378		MAIN	ST	C	1891	Gable Front		Hubbard, Laura House	
386		MAIN	ST	PS	1898	Queen Anne		Hoadley, Thomas A. House	
426		MAIN	ST	C	c. 1930	One Part Commercial Block	Tudor Revival		
428		MAIN	ST	C	c. 1930	One Part Commercial Block			
444		MAIN	ST	NC	c. 2000	Freestanding Commercial	Neo-Traditional		
340		MAIN	ST	NC	c. 2000	Neo-Traditional			
360		MAIN	ST	NC	c. 2000	Neo-Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
400		MAIN	ST	S	1961	Freestanding Commercial	International Style	Geische Shoe Store	
430		MAIN	ST	C	c. 1930	One Part Commercial Block			
440		MAIN	ST	PS	c. 1925	Two Part Commercial Block			
425		MELROSE	AVE	NC	c. 1920	Bungalow (altered)	Tudor Revival		
404-410		MELROSE	AVE	NC	c. 1980	Apartment	Mansard		
412-416		MELROSE	AVE	NC	c. 1980	Apartment	Mansard		
413		MELROSE	AVE	C	c. 1905	Gable Front			
415		MELROSE	AVE	C	c. 1905	Gable Front			
417		MELROSE	AVE	C	c. 1905	Dutch Colonial Revival			
431-435		MELROSE	AVE	C	c. 1955	Duplex			
432		MELROSE	AVE	C	c. 1955	Apartment			
322		MILLER	CT	C	c. 1925	Bungalow			
327		MILLER	CT	C	c. 1925	Bungalow			
328		MILLER	CT	C	c. 1920	Side Gable			
331		MILLER	CT	C	c. 1925	Bungalow			
334		MILLER	CT	C	c. 1910	No Style			
335		MILLER	CT	NC	c. 1965	Ranch			
491		NEWTON	AVE	NC		Vacant Lot			
505		NEWTON	AVE	C	c. 1920	Bungalow			
609		NEWTON	AVE	NC	c. 1990	Neo-Traditional			
490		NEWTON	AVE	NC		Vacant Lot			
495		NEWTON	AVE	NC		Vacant Lot			
500		NEWTON	AVE	C	c. 1950	Ranch			
501		NEWTON	AVE	C	c. 1925	Bungalow			
503		NEWTON	AVE	C	c. 1940	Bungalow	Tudor Revival		
504		NEWTON	AVE	C	c. 1925	Bungalow			
506		NEWTON	AVE	C	c. 1925	Bungalow			
508		NEWTON	AVE	C	c. 1925	Bungalow			
515		NEWTON	AVE	C	c. 1920	Bungalow			
520		NEWTON	AVE	NC	c. 1925	Bungalow (altered)			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
526		NEWTON AVE	C	C	c. 1950	Cape Cod			
540		NEWTON AVE	C	C	c. 1905	Queen Anne - Free Classic			
546		NEWTON AVE	C	C	c. 1925	Bungalow			
550		NEWTON AVE	C	C	c. 1925	Bungalow			
556		NEWTON AVE	NC	NC	c. 2005	Neo-Traditional	Craftsman		
562		NEWTON AVE	C	C	c. 1920	Bungalow			
566		NEWTON AVE	PS	PS	c. 1920	Bungalow			
575		NEWTON AVE	NC	NC	1945	No Style			
579		NEWTON AVE	NC	NC	c. 1920	No Style (altered)			
591		NEWTON AVE	C	C	c. 1955	Ranch			
608		NEWTON AVE	C	C	c. 1950	Minimal Traditional			
612		NEWTON AVE	C	C	c. 1910	Craftsman			
615		NEWTON AVE	NC	NC	c. 1930	Bungalow (altered)			
616		NEWTON AVE	C	C	c. 1925	Craftsman Bungalow			
621		NEWTON AVE	NC	NC	c. 1965	Contemporary			
622		NEWTON AVE	NC	NC	c. 1975	Neo-Colonial			
625		NEWTON AVE	C	C	c. 1950	Minimal Traditional			
626		NEWTON AVE	NC	NC	c. 1975	Neo-Traditional			
629		NEWTON AVE	C	C	c. 1910	Colonial Revival			
630		NEWTON AVE	S	S	1926	Craftsman Bungalow		Mohr, Edward L. House	
635		NEWTON AVE	NC	NC	c. 1970	Mansard			
636		NEWTON AVE	C	C	c. 1900	Dutch Colonial Revival			
639		NEWTON AVE	PS	PS	c. 1920	Dutch Colonial Revival			
640		NEWTON AVE	NC	NC	c. 1930	Bungalow (altered)	Tudor Revival		
332-336		PENNSYLVANIA AVE	NC	NC	c. 1965	Apartment			
340		PENNSYLVANIA AVE	NC	NC	c. 1985	Duplex			
344		PENNSYLVANIA AVE	C	C	c. 1920	Bungalow			
360		PENNSYLVANIA AVE	C	C	c. 1955	Freestanding Commercial	Late Art Moderne		
364		PENNSYLVANIA AVE	NC	NC	c. 1980	Freestanding Commercial	Brutalist		
382		PENNSYLVANIA AVE	NC	NC	c. 1970	Apartment			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY								
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME
386		PENNSYLVANIA	AVE	NC	c. 1990	Freestanding Commercial/Office	Neo-Traditional	
327		PHILLIPS	AVE	S	c. 1925	Bungalow		
331		PHILLIPS	AVE	NC	c. 1925	Bungalow (altered)		
332		PHILLIPS	AVE	C	c. 1930	Cape Cod		
333		PHILLIPS	AVE	C	c. 1925	Bungalow		
337		PHILLIPS	AVE	C	c. 1955	Colonial Revival		
338		PHILLIPS	AVE	C	c. 1925	Bungalow		
342		PHILLIPS	AVE	C	c. 1925	Bungalow		
343		PHILLIPS	AVE	C	c. 1925	Bungalow		
346		PHILLIPS	AVE	NC	c. 1925	Bungalow (altered)		
347		PHILLIPS	AVE	C	c. 1930	Bungalow		
350		PHILLIPS	AVE	S	c. 1920	Craftsman Bungalow		
351		PHILLIPS	AVE	C	c. 1925	Bungalow		
354		PHILLIPS	AVE	S	c. 1920	Bungalow		
357		PHILLIPS	AVE	C	c. 1925	Bungalow		
401		PHILLIPS	AVE	C	c. 1920	Bungalow		
405		PHILLIPS	AVE	NC	c. 1925	Bungalow (altered)		
406		PHILLIPS	AVE	C	c. 1925	Bungalow		
408		PHILLIPS	AVE	S	c. 1925	Craftsman Bungalow		
411		PHILLIPS	AVE	C	c. 1905	Gable Front		
414		PHILLIPS	AVE	C	c. 1920	Bungalow		
415		PHILLIPS	AVE	NC	c. 1965	Neo-Colonial		
419		PHILLIPS	AVE	C	c. 1900	Gable Front		
420		PHILLIPS	AVE	C	c. 1925	Craftsman		
421		PHILLIPS	AVE	NC	c. 2000	Neo-Traditional		
422		PHILLIPS	AVE	NC	c. 2000	Neo-Traditional		
423		PHILLIPS	AVE	NC	c. 2005	Neo-Traditional		
427		PHILLIPS	AVE	C	c. 1925	Bungalow		
428		PHILLIPS	AVE	C	c. 1950	Cape Cod		
430		PHILLIPS	AVE	C	c. 1930	Dutch Colonial Revival		

Architectural Resources in the  
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LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
431		PHILLIPS	AVE	C	c. 1955	Split-Level			
445		PHILLIPS	AVE	NC	c. 2000	Neo-Prairie			
450		PHILLIPS	AVE	S	c. 1920	Bungalow			
455		PHILLIPS	AVE	C	c. 1920	Bungalow			
456		PHILLIPS	AVE	C	c. 1920	Craftsman Bungalow			
461		PHILLIPS	AVE	NC	c. 2005	Neo-Traditional			
462		PHILLIPS	AVE	NC	c. 2000	Neo-Traditional			
466		PHILLIPS	AVE	S	c. 1920	Craftsman Bungalow			
467		PHILLIPS	AVE	C	1925	Mediterranean Revival			
470		PHILLIPS	AVE	C	c. 1910	Gable Front	Prairie		
471		PHILLIPS	AVE	C	c. 1925	Tudor Revival			
474		PHILLIPS	AVE	C	c. 1905	Gable Front			
478		PHILLIPS	AVE	C	c. 1905	American Foursquare			
486		PHILLIPS	AVE	PS	1895	Gable Front		Churchill, Amos House	
487		PHILLIPS	AVE	NC	c. 2000	Neo-Traditional			
490		PHILLIPS	AVE	S	1894	Queen Anne		Cleaver, Edward H. House	
491		PHILLIPS	AVE	S	c. 1910	Craftsman			
495		PHILLIPS	AVE	C	c. 1910	American Foursquare			
496		PHILLIPS	AVE	PS	c. 1895	Queen Anne			
499		PHILLIPS	AVE	PS	1912	Gable Front			
501		PHILLIPS	AVE	PS	c. 1945	Minimal Traditional			
425		PROSPECT	AVE	NC	1963	Classical Revival			
326		PROSPECT	AVE	C	c. 1915	Craftsman			
330		PROSPECT	AVE	C	c. 1960	Neo-Colonial			
333		PROSPECT	AVE	C	c. 1960	Neo-Colonial			
336		PROSPECT	AVE	C	c. 1910	Craftsman			
340		PROSPECT	AVE	S	c. 1925	Craftsman Bungalow			
344		PROSPECT	AVE	C	c. 1925	Bungalow			
354		PROSPECT	AVE	C	c. 1920	Dutch Colonial Revival			
356		PROSPECT	AVE	NC	c. 1920	No Style (Altered)			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
364		PROSPECT	AVE	NC	c. 2005	Neo-Traditional			
384		PROSPECT	AVE	NC	c. 2005	Neo-Traditional			
388		PROSPECT	AVE	NC	c. 2000	Neo-Traditional			
392		PROSPECT	AVE	PS	1888	Side Gable Cottage		Stadtler, Joseph House	
395		PROSPECT	AVE	C	c. 1950	Cape Cod			
396		PROSPECT	AVE	C	c. 1905	Dutch Colonial Revival			
404		PROSPECT	AVE	S	1893	Queen Anne		Churchill, Isaac B. & Angeline B. House	
410		PROSPECT	AVE	C	c. 1890	Queen Anne			
412		PROSPECT	AVE	C	c. 1900	Gable Front			
420		PROSPECT	AVE	NC	c. 2000	Neo-Traditional			
424		PROSPECT	AVE	C	c. 1925	Bungalow			
321		RIDGEWOOD	AVE	C	c. 1930	Tudor Revival			
330		RIDGEWOOD	AVE	C	c. 1930	Colonial Revival			
331		RIDGEWOOD	AVE	NC	c. 1965	No Style			
333		RIDGEWOOD	AVE	NC	unknown	No Style			
334		RIDGEWOOD	AVE	C	c. 1925	Bungalow			
336		RIDGEWOOD	AVE	C	c. 1955	Ranch			
337		RIDGEWOOD	AVE	C	c. 1955	Ranch			
341		RIDGEWOOD	AVE	C	c. 1950	Cape Cod			
342		RIDGEWOOD	AVE	C	c. 1930	Bungalow			
344		RIDGEWOOD	AVE	C	c. 1940	Cape Cod			
345		RIDGEWOOD	AVE	C	c. 1940	Cape Cod			
349		RIDGEWOOD	AVE	NC	c. 1940	No Style			
350		RIDGEWOOD	AVE	C	c. 1955	Ranch			
356		RIDGEWOOD	AVE	C	c. 1950	Colonial Revival			
357		RIDGEWOOD	AVE	NC	c. 2005	Neo-Traditional			
363		RIDGEWOOD	AVE	NC	c. 2005	Neo-Traditional			
365		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			
369		RIDGEWOOD	AVE	C	c. 1920	Craftsman Bungalow			
373		RIDGEWOOD	AVE	NC	c. 1995	Neo-Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
374		RIDGEWOOD	AVE	C	c. 1960	Colonial Revival			
377		RIDGEWOOD	AVE	C	c. 1925	Bungalow			
378		RIDGEWOOD	AVE	C	c. 1955	Colonial Revival			
382		RIDGEWOOD	AVE	C	c. 1960	Neo-Colonial			
383		RIDGEWOOD	AVE	C	c. 1955	Ranch			
400		RIDGEWOOD	AVE	C	c. 1925	Bungalow			
401		RIDGEWOOD	AVE	C	1891	Gable Front		Buhr, Henry House	
404		RIDGEWOOD	AVE	C	c. 1950	Cape Cod			
405		RIDGEWOOD	AVE	NC	c. 1970	Contemporary			
410		RIDGEWOOD	AVE	C	c. 1905	Gable Front			
413		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			
414		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			
418		RIDGEWOOD	AVE	S	c. 1915	Craftsman			
420		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			
421		RIDGEWOOD	AVE	C	1904	Gabled Ell		Smith, Joseph R. House (spec)	
423		RIDGEWOOD	AVE	C	c. 1920	Bungalow			
424		RIDGEWOOD	AVE	PS	c. 1920	Dutch Colonial Revival			
426		RIDGEWOOD	AVE	C	c. 1960	Ranch			
427		RIDGEWOOD	AVE	C	c. 1920	Bungalow			
431		RIDGEWOOD	AVE	NC	c. 1920	Neo-Traditional (altered)			
432		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			
450		RIDGEWOOD	AVE	S	c. 1925	Tudor Revival			
451		RIDGEWOOD	AVE	C	c. 1925	Dutch Colonial Revival			
453		RIDGEWOOD	AVE	C	c. 1955	Ranch			
456		RIDGEWOOD	AVE	C	c. 1950	Minimal Traditional			
459		RIDGEWOOD	AVE	PS	c. 1900	Gable Front Cottage			
462		RIDGEWOOD	AVE	C	c. 1955	Ranch			
463		RIDGEWOOD	AVE	C	c. 1925	Bungalow			
466		RIDGEWOOD	AVE	C	c. 1905	Gable Front Cottage			
467		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
470		RIDGEWOOD	AVE	C	c. 1905	Gable Front Cottage			
471		RIDGEWOOD	AVE	PS	c. 1920	Craftsman Bungalow			
474		RIDGEWOOD	AVE	S	c. 1925	Bungalow			
475		RIDGEWOOD	AVE	C	c. 1925	Dutch Colonial Revival			
478		RIDGEWOOD	AVE	C	c. 1925	Bungalow			
479		RIDGEWOOD	AVE	PS	c. 1920	Craftsman Bungalow			
486		RIDGEWOOD	AVE	PS	c. 1910	American Foursquare			
487		RIDGEWOOD	AVE	NC	c. 1910	American Foursquare			
490		RIDGEWOOD	AVE	NC	c. 2005	Neo-Traditional			
491		RIDGEWOOD	AVE	C	c. 1910	American Foursquare			
494		RIDGEWOOD	AVE	NC	c. 2000	Neo-Traditional			
495		RIDGEWOOD	AVE	C	c. 1910	American Foursquare			
499		RIDGEWOOD	AVE	PS	c. 1910	American Foursquare			
501		RIDGEWOOD	AVE	NC	c. 1950	Neo-Traditional (altered)			
502		RIDGEWOOD	AVE	S	c. 1905	Four Over Four			
503		RIDGEWOOD	AVE	NC	c. 2005	Neo-Traditional			
229		SAWYER	AVE	C	c. 1950	Colonial Revival			
232		SAWYER	AVE	C	c. 1955	Ranch			
235		SAWYER	AVE	C	c. 1950	Colonial Revival			
239		SAWYER	AVE	C	c. 1950	Colonial Revival			
243		SAWYER	AVE	C	c. 1950	Colonial Revival			
247		SAWYER	AVE	C	c. 1960	Neo-Colonial			
252		SAWYER	AVE	C	c. 1945	Minimal Traditional			
255		SAWYER	AVE	C	c. 1955	Ranch			
256		SAWYER	AVE	NC	c. 2005	Neo-Traditional			
260		SAWYER	AVE	C	c. 1950	Colonial Revival			
238		SHEFFIELD	LN	C	c. 1960	Neo-Colonial			
244		SHEFFIELD	LN	NC	c. 1965	Neo-Classical Revival			
245		SHEFFIELD	LN	NC	c. 1970	Contemporary			
250		SHEFFIELD	LN	NC	c. 1965	Neo-Colonial			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
251		SHEFFIELD	LN	NC	c. 1965	No Style			
256		SHEFFIELD	LN	NC	c. 1965	Neo-Colonial			
257		SHEFFIELD	LN	NC	c. 1965	Ranch			
262		SHEFFIELD	LN	NC	c. 1970	Ranch			
263		SHEFFIELD	LN	NC	c. 1970	Mansard			
268		SHEFFIELD	LN	NC	c. 1970	Contemporary			
274		SHEFFIELD	LN	NC	c. 1965	Mansard			
279		SHEFFIELD	LN	NC	c. 1965	Neo-Colonial			
285		SHEFFIELD	LN	NC	c. 1965	Contemporary			
291		SHEFFIELD	LN	NC	c. 1965	Contemporary			
470		ST MORITZ	DR	NC	c. 1965	Apartment			
475		ST MORITZ	DR	NC	c. 1965	Apartment			
480		ST MORITZ	DR	NC	c. 1965	Apartment	Contemporary		
485		ST MORITZ	DR	NC	c. 1965	Apartment	Contemporary		
490		ST MORITZ	DR	NC	c. 1965	Apartment	Contemporary		
495		ST MORITZ	DR	NC	c. 1965	Apartment	Contemporary		
382		VINE	ST	C	c. 1925	Bungalow			
350		VINE	ST	NC	c. 1975	Neo-Traditional			
356		VINE	ST	C	c. 1970	Neo-Dutch Colonial Revival			
360		VINE	ST	C	c. 1930	Dutch Colonial Revival			
361		VINE	ST	C	c. 1925	Bungalow			
363		VINE	ST	C	c. 1930	Dutch Colonial Revival			
365		VINE	ST	C	c. 1930	Tudor Revival			
366		VINE	ST	S	c. 1930	Dutch Colonial Revival			
368		VINE	ST	C	c. 1925	Bungalow			
376		VINE	ST	NC	c. 1925	Bungalow (altered)			
377		VINE	ST	C	c. 1925	Bungalow			
379		VINE	ST	C	c. 1925	Craftsman Bungalow			
381		VINE	ST	C	c. 1925	Bungalow			
385		VINE	ST	C	c. 1925	Bungalow			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
386		VINE	ST	C	c. 1925	Bungalow			
488		WESTERN	AVE	C	c. 1905	Gable Front			
480		WESTERN	AVE	C	c. 1905	Gable Front			
484		WESTERN	AVE	C	c. 1955	Apartment			
492		WESTERN	AVE	C	c. 1905	Gable Front			
496		WESTERN	AVE	NC	c. 2000	Neo-Traditional			
498		WESTERN	AVE	C	c. 1925	Bungalow			
504		WESTERN	AVE	C	c. 1930	Bungalow			
510		WESTERN	AVE	C	c. 1910	Side Gable			
512		WESTERN	AVE	C	c. 1955	Ranch			
518		WESTERN	AVE	C	c. 1925	Bungalow			
534		WESTERN	AVE	C	c. 1925	Bungalow			
540		WESTERN	AVE	C	c. 1925	Bungalow			
546		WESTERN	AVE	NC	c. 1925	No Style (altered)			
552		WESTERN	AVE	NC	c. 2000	Neo-Traditional			
562		WESTERN	AVE	C	c. 1925	Dutch colonial Revival			
568		WESTERN	AVE	S	c. 1925	Bungalow			
574		WESTERN	AVE	NC	c. 1925	Bungalow (altered)			
580		WESTERN	AVE	C	c. 1925	Tudor Revival			
584		WESTERN	AVE	C	c. 1925	Craftsman Bungalow			
590		WESTERN	AVE	C	c. 1955	Colonial Revival			
604		WESTERN	AVE	S	c. 1930	Colonial Revival			
610		WESTERN	AVE	C	c. 1950	Ranch			
618		WESTERN	AVE	C	c. 1925	Bungalow			
620		WESTERN	AVE	S	c. 1925	Dutch Colonial Revival			
626		WESTERN	AVE	S	c. 1930	Tudor Revival			
634		WESTERN	AVE	NC	c. 2000	Neo-Traditional			
638		WESTERN	AVE	NC	c. 2000	Neo-Traditional			
320		WINDSOR	AVE	C	c. 1950	French Eclectic			
325		WINDSOR	AVE	C	c. 1950	Minimal Traditional			

Architectural Resources in the  
Linden-Hill Survey Area, Glen Ellyn, IL

LINDEN-HILL INVENTORY									
NUMBER	DIRECTION	STREET	ABB	RATING	DATE	ARCHCLASS	DETAILS	HISTNAME	
330		WINDSOR	AVE	NC	c. 2000	Neo-Traditional			
332		WINDSOR	AVE	S	c. 1955	Ranch	Contemporary		
336		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
337		WINDSOR	AVE	C	c. 1950	Minimal Traditional	Colonial Revival		
340		WINDSOR	AVE	C	c. 1955	Ranch			
341		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
343		WINDSOR	AVE	NC	c. 1955	Ranch (altered)			
344		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
346		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
347		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
349		WINDSOR	AVE	C	c. 1950	Colonial Revival			
351		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
352		WINDSOR	AVE	C	c. 1950	Split-Level			
355		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
356		WINDSOR	AVE	C	c. 1950	Colonial Revival			
357		WINDSOR	AVE	C	c. 1950	Ranch			
361		WINDSOR	AVE	C	c. 1950	Colonial Revival			
363		WINDSOR	AVE	NC	c. 1950	No Style (altered)			
365		WINDSOR	AVE	C	c. 1950	Minimal Traditional			
366		WINDSOR	AVE	C	c. 1950	Colonial Revival			
375		WINDSOR	AVE	C	c. 1950	Ranch (altered)			
379		WINDSOR	AVE	NC	c. 2005	Neo-Traditional			
380		WINDSOR	AVE	C	c. 1950	Colonial Revival			
385		WINDSOR	AVE	C	c. 1955	Ranch			
386		WINDSOR	AVE	NC	c. 2000	Neo-Traditional			
392		WINDSOR	AVE	C	c. 1955	Ranch			
396		WINDSOR	AVE	C	c. 1925	Bungalow			
400		WINDSOR	AVE	NC	c. 2005	Neo-Traditional			

Board Workshop  
August 16, 2010  
(5)



August 6, 2010

**MEMORANDUM**

**TO:** Honorable Village President and Board of Trustees, Village of Glen Ellyn  
**FROM:** Janie Patch, EDC Executive Director  
**RE:** EDC Progress Report on August 16

Arrangements have been made for the EDC to provide you with a progress report during your August 16 workshop meeting. Our briefing will focus on how the EDC is addressing Village Strategic Goals and metrics for economic development. For your convenience, please find attached the following information relating to our upcoming presentation:

- EDC progress on Village Strategic Goals
- Working Definitions
- Economic Toolkit
- Baseline Business Metrics
- Employment Data
- Quarterly eNewsletter for brokers/developers -  
June 30 issue available through this link: <http://p0.vresp.com/CvjkkE>

I look forward to the opportunity to bring you up to date on our initiatives.

**Village of Glen Ellyn Strategic Planning Goals for Economic Development, FY 2009-10 through FY 2011-12  
As of July 31, 2010**

<b>Goal 2: Target areas for redevelopment</b>				
<b>Tasks</b>	<b>Performance Measure</b>	<b>Date Started</b>	<b>Completion Target</b>	<b>Action Items</b>
Identify potential redevelopment opportunities in Roosevelt Road Corridor, Downtown & Stacy's Corners	Map of redevelopment areas. Site characteristics/ownership information.	May 2010	June 2010	Initial meeting with Planning & Development and EDC completed to identify target & scope of efforts.
Determine scope of potential redevelopment	Identify potential redevelopment uses/vision for each site. Identify return on investment for target areas using templates.	Pending	Oct 2010	
Prioritize redevelopment target areas	Prepare accompanying narrative report with recommended target areas for future redevelopment	Pending	Jan 2010	

**Goal 7: Develop a marketing plan for aggressive economic development**

Tasks	Performance Measure	Date Started	Completion Target	Action Items
Prepare a marketing plan for economic development in Glen Elyn	Develop overall marketing strategies for economic development.	Ongoing	Continue	<ul style="list-style-type: none"> <li>Conduct business retention visits.</li> <li>Network through International Council of Shopping Centers (ICSC) regional events.</li> <li>Outreach by executive director to brokers, developers, business owners, and property owners.</li> </ul>
		May 2010	X	<ul style="list-style-type: none"> <li>Shift focus of EDC marketing program:                             <ul style="list-style-type: none"> <li>- Defined economic development marketing</li> <li>- Approved public relations plan to foster economic development</li> </ul> </li> </ul>
		May 2010	X	<ul style="list-style-type: none"> <li>Bridge the marketing gap for shopper attraction during last half of 2010:                             <ul style="list-style-type: none"> <li>- Approved EDC marketing budget split for economic development and shopper attraction</li> <li>- Approved near term plan to shift of shopper attraction marketing to Downtown Alliance</li> </ul> </li> </ul>
		June 2010		<ul style="list-style-type: none"> <li>Send quarterly email newsletter to brokers and developers:                             <ul style="list-style-type: none"> <li>- 1st issue distributed June 30, 2010</li> </ul> </li> </ul>
		July 2010		<ul style="list-style-type: none"> <li>Reinstate EDC "ambassadors" team to visit major stakeholders (Business owners; property owners):                             <ul style="list-style-type: none"> <li>- Proposed team and target list for 2010 - completed July 2010</li> <li>- Schedule of visits - pending</li> </ul> </li> </ul>
		July 2010		<ul style="list-style-type: none"> <li>Conduct workshops for commercial brokers and developers to present long range vision by district and current opportunity sites:                             <ul style="list-style-type: none"> <li>- Two events proposed, October and February</li> </ul> </li> </ul>
		July 2010		<ul style="list-style-type: none"> <li>News Bureau - Pitch 3-4 releases on economic development news to generate media attention                             <ul style="list-style-type: none"> <li>- Window banners stage available storefronts for recruitment (Daily Herald, Jul 27)</li> </ul> </li> </ul>
		July 2010		<ul style="list-style-type: none"> <li>Upgrade website search engine optimization (SEO):                             <ul style="list-style-type: none"> <li>- Refine scope of work - ongoing</li> </ul> </li> </ul>
		Pending		<ul style="list-style-type: none"> <li>Business Incubator Outreach - Explore sponsorship/partnership opportunities to raise the profile of Glen Elyn as a business location choice</li> </ul>
		Pending		<ul style="list-style-type: none"> <li>Institutional Advertising and Sponsorships - Explore advertising/sponsorship opportunities with key media outlets</li> </ul>
		Proposal		<ul style="list-style-type: none"> <li>Host "how to" seminar for entrepreneurs</li> </ul>
	Identify economic toolkit to be utilized for Glen Elyn.	May 2010	X	<ul style="list-style-type: none"> <li>Identified existing and potential economic tools and incentives at May 2010 strategy session</li> </ul>
		Pending		<ul style="list-style-type: none"> <li>Coordinate with Village staff to present toolkit to Village Board for review, consideration, and endorsement.</li> </ul>
				<ul style="list-style-type: none"> <li>Coordinate with Village/other organizations to define roles for customer engagement (new businesses, developers)</li> </ul>
				<ul style="list-style-type: none"> <li>Streamline permit approval process as a continual activity of the Village</li> </ul>

Tasks	Performance Measure	Date Started	Completion Target	Action Items
Identify business types sought within the community	Update a hit list of business types identified by residents, community leaders	June 2010		Current list for downtown updated in June 2010 and posted on EDC website. Use August 2010 meeting to further brainstorm and identify targeted businesses.
Match targeted business types with sites to improve community outcome	Market targeted sites to businesses that are sought within community.	Ongoing	Continue	Maintain space and property availability report. Continue outreach by executive director for direct recruitment to fill specific vacancies
Target developers seeking projects similar to Glen Ellyn needs/wants	Market targeted sites to developers whose business history reflects development similar to what is sought on sites.	Ongoing	Continue	Continue outreach by executive director to developers.
		May 2010	X	Update of brokers/developers database completed in June 2010.
		July 2010		Schedule presentations to targeted developers by invitation: -- Currently planning group meeting in October 2010
		Proposal		Use EDC ambassadors to meet with and listen to targeted investors / developers
Prepare a marketing plan for targeted redevelopment areas	Develop site specific marketing strategies for targeted redevelopment areas. Identify economic toolkit to be utilized for each site.	Pending		Timing TBD per output from Village Strategic Goal # 2. Ongoing efforts guided by Comprehensive Plan and opportunity sites on market for sale.
Develop metrics for status and evaluation of economic development progress	Establish baseline business metrics. Establish goals achieved metrics for annual report. Recommend reporting frequency for metrics Recommend ideal vacancy rate in "vibrant" vision Refine marketing metrics per marketing program shift from shopper attraction to commercial investors/ business attraction Update employment data (Per EDC Board at May strategy session) Include upper level commercial square footage in commercial mix by sector (Per EDC Board at May strategy session)	April 2010 May 2010 May 2010 Pending July 2010 Pending	X X X  X	Completed as part of May 2010 strategy session. Completed May 2010 - Metrics will be reported on an annual basis. Completed May 2010 - Recommended language is bolded. "Vibrant" is defined as viable, successful businesses with healthy consumer traffic and an ideal occupancy rate of 90%. A 10% vacancy rate allows for the opportunity to improve store mix." First report of new marketing metrics will accompany 2010 Annual Report Completed July 2010 Expand database to include upper level commercial square footage



## **Working Definitions**

### **Economic Development Marketing**

*Marketing strategies targeted to attract and retain commercial investors and businesses to the community. Economic Development Marketing is differentiated by its target audience from Shopper Attraction which targets the consumer/shopper and from Tourism/Community Marketing which more broadly targets visitors/future residents to the community.*

### **Vibrant Occupancy**

*"Vibrant" is defined by viable, successful businesses with healthy consumer traffic and an ideal occupancy rate of 90%. A 10% vacancy rate allows for the opportunity to improve store mix.*

**Economic Toolkit for Glen Ellyn**  
as of 7/31/10

**Existing Toolkit**

Provided by EDC

Direct business recruitment for all business districts  
Recruitment website  
Recruitment packet (hard copy)  
Space Availability Report  
How to Open a Business Checklist  
Community marketing brochure for recruitment  
EDC capabilities brochure, hard copy  
Online information request form  
Shopper attraction marketing program  
Referrals to Small Business Development Center at COD for business plan consulting services

Village Tools utilized by EDC

Official Village map, hard copy (cost shared by Village and EDC)  
Comprehensive Plan  
Downtown Strategic Plan  
Redevelopment Sites Map (forthcoming, collaboration with EDC)

Financial Incentives, Existing

EDC Façade Improvement Grants  
EDC Downtown Retail (Interior Build Out) Grants  
Village sales tax sharing based upon future sales tax revenue  
DuPage County Private Recovery Zone Facility Bonds  
EDC Façade Loan Program (not used since grant program began)

**Potential Toolkit, Financial - *Most items require Village endorsement for implementation***

Other bank loan program  
Matching grants for life/safety upgrades  
Energy efficiency incentives  
Up to 15% of home rule sales tax can be directed to downtown  
Property tax abatement  
Use of municipal bond authority for lower cost financing  
Food/beverage tax to help fund infrastructure  
Business Development District (BID)  
Tax Increment Financing District (TIF)  
Tiered assistance, top tier requiring redevelopment agreement with Village  
Land banking

### Glen Eillyn Business Activity, 2007 through 2009

Source: Glen Eillyn Economic Development Corporation, May 2010

	<u>Downtown</u>		<u>Roosevelt Corridor</u>		<u>Stacy's Corners</u>	
	2007	2008	2007	2008	2007	2008
Expansion	4	5	0	1	0	0
Openings	13	13	22	12	0	0
Closings	15	12	10	10	1	0
Retained Total	168	169	179	181	11	11
Turnover Rate	--	7.1%	--	5.6%	--	0.0%
Openings - Retailers	12	11	16	9	0	0
Closings - Retailers	13	11	8	9	1	0
Retained - Retailers	100	100	121	121	6	6
Openings - Service/Medical/Dental	1	2	6	3	0	0
Closings - Service/Medical/Dental	2	1	2	1	0	0
Retained - Service/Medical/Dental	68	69	58	60	5	5
% Retail	60%	59%	68%	67%	55%	55%
% Service	40%	41%	32%	33%	45%	45%
1st Floor Vacancy-Square Footage	6.5%	15.3%	10.0%	9.9%	16.3%	16.7%
Vacancy breakdown C5A / C5B	n/a	11.6% / 3.7%	13.9% / 2.8%			10.7%
						58%
						42%

#### Notes:

Table reflects businesses operating in first floor commercial spaces and the lower level at 526 Crescent, The Little Shops. Office use and office buildings are not reflected because the EDC has not tracked the inventory of upper level commercial spaces in the past. Openings and closings include businesses which were sold to a new owner and changed business names. Turnover is based on businesses closed divided by total businesses operating at the beginning of the year (prior year retained). Village-wide first floor vacancy, excluding office buildings: 2007 at 9.3%; 2008 at 11.5%; and 2009 at 11.0%

# GLEN ELLYN

Economic Development Corporation

## GLEN ELLYN EMPLOYMENT

*2<sup>nd</sup> Quarter 2010*

**Total Employment** 17,623

<u>Major Sectors:</u>		
Professional, Scientific & Technical Services		1,775
Retail Trade		1,568
Other Services		1,189
Health Care & Social Assistance		1,139
Accommodations & Food Services		976
Finance & Insurance		868

Source: *EMSI*

### Major Employment Centers

College of DuPage 2,690  
 3<sup>rd</sup> largest single-campus community college in the nation  
 Approximately 31,000 students each semester

<u>Public School Districts</u> <span style="float: right;">1,666</span>		
District 87	596 Crescent & 4 area high schools	922
District 41	793 Main & 5 elementary schools	423
District 89	22W600 Butterfield (IL-56) & 5 area schools	321

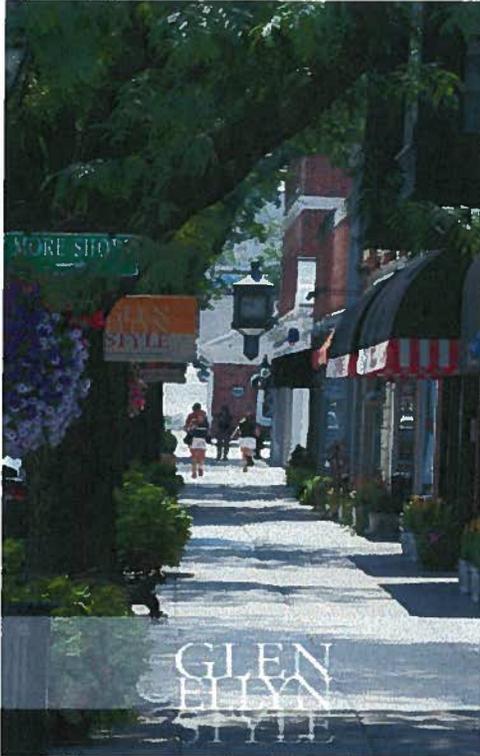
<u>Downtown</u>		
DuPage Medical Group	454 Pennsylvania	407
Village of Glen Ellyn	535 Duane	249

*Over 15,600 workers are employed within a 5-minute drive time of the downtown business district. Source: ESRI*

<u>Roosevelt Road Corridor</u>		
Glen Hill North (office complex)	800 Roosevelt	630
Roosevelt Glen Corporate Center (office complex)	799 Roosevelt	650
Jewel/Osco	599 Roosevelt	165
NICOR	90 Finley	115
Dominick's	880 Roosevelt	100
InfraSource	1200 Roosevelt	97
Dreisilker Electric Motors	352 Roosevelt	84

<u>IL-53 / Butterfield Road (IL-56) Area</u>		
Wal-Mart	3S100 Route 53	225

<u>Stacy's Corners Area</u>		
M&R Printing Equipment Inc.	1N327 Main	300



## Glen Ellyn EDC: Get the Deal Done

Welcome to the inaugural issue of the Glen Ellyn EDC Real Estate Newsletter. This quarterly newsletter will highlight available retail and commercial properties in Glen Ellyn and showcase the services and resources to streamline your real estate search process.

## Glen Ellyn EDC Provides Resources for Brokers and Developers

Whether your client is seeking a small restaurant space to open a cafe or high-traffic commercial property along Roosevelt Road, the Glen Ellyn EDC is a one-stop resource that saves you time and money.

"Our goal is to eliminate the obstacles," said Janie Patch, Executive Director of the Glen Ellyn EDC. "We feature [current demographic data](#), a [directory of available spaces](#) and streamline much of the up-front research that brokers and developers need as due diligence."

The EDC also offers [retail district profiles](#) on their website, as well as the [kinds of businesses](#) that would be a strong addition to the Glen Ellyn retail area.

This kind of service makes your search process more painless -- and brings you closer to closing the deal.

"Having brokered commercial real estate in many municipalities, Glen Ellyn's EDC made my job as a commercial real estate Broker representing a tenant notably easier," said Eric Wickman, Principal of Wickman Brokerage of St. Charles. "[I] regret not having gone straight to [the EDC] in the first place."

## Retail Focus: Main Street

### Current Available Properties

490 Main Street - 3,200 sq ft



479 Main Street - 2,000 sq ft



466 Main Street - 5,300 sq ft

484 Main Street - 1,100 sq ft

For more details on any of these properties or to schedule a personal tour, contact Janie Patch at [info@glenellynedc.com](mailto:info@glenellynedc.com)

[www.GlenEllynEDC.com](http://www.GlenEllynEDC.com)

**Downtown Trade Area Profile**

(2009 Drive Time Contours, Moderate Traffic)

	5-Min Contour	10-Min Contour	15-Min Contour
Population	42,913	212,276	513,822
Households	14,812	76,919	186,706
Avg. Household Income	\$115,278	\$98,689	\$100,107
Median Household Income	\$88,811	\$79,315	\$80,145
Per Capita Income	\$40,961	\$36,078	\$36,696

source: ESRI

For more information on finding commercial space for your clients in Glen Ellyn, contact Janie Patch at 630-469-0947 or [info@glenellynedc.com](mailto:info@glenellynedc.com)

Board Workshop  
August 16, 2010  
(6)

Memo

To: Steve Jones, Village Manager  
From: Phil Norton, Chief of Police   
Date: August 10, 2010  
Re: ETSB Letter of Intent

As you know, the Emergency Telephone Systems Board (ETSB) has requested the Village provide a letter of intent by August 26, 2010, indicating our participation in the DuPage County Radio Interoperability Project. The ETSB, or more commonly known as the "9-1-1 Board", is the clearing house for funds collected for all wire and wireless telephones registered in DuPage County. It is a statutory body with a board comprised of County elected and appointed officials, police, fire, mayors and managers and Ducomm representation. The collected funds are to be used solely to enhance the 9-1-1 system and operations.

I have been asked to make a presentation on this subject to the Village Board at the workshop on August 16, 2010. Attached is a timeline from which I will make my presentation.

I have invited Brian Tegtmeyer, Executive Director of DuComm and ETSB Board member to attend. He is considered an expert in his field and will be able to answer any of the more technical inquiries.

Please see me if you have any questions.

## HOW DID WE GET HERE?

- September 11, 2001, Terrorists hijack and crash several planes in New York, Washington, D.C., and Pennsylvania. In the after action reports (including the (9/11 Commission) concerning the planes that hit the World Trade Center, lack of public safety interoperability is cited as a key reason so many fire fighters and police officers were killed.
- FCC mandates that by January 1, 2013 all non-federal public safety licensees migrate to narrowband frequencies.
- October 20, 2004, Walgreens in Addison suffers an explosion. Officers respond from numerous jurisdictions (including Glen Ellyn) but are unable to communicate with one another.
- February 2005, overheated computer catches fire at DuComm, highlighting need for back-up facility.
- Early 2006, DuPage Chiefs of Police engage in discussions with the DuPage Emergency Telephone System Board (ETSB), the DuPage County Sheriff, DuComm, DuPage Fire Chiefs Association and Motorola for possible solutions to antiquated radio systems and migration issue.
- June 2006, Motorola makes a presentation to the ETSB to build a private radio system available for all public safety in DuPage County, with interoperable capabilities to surrounding counties. Initial cost estimated to be \$7,000,000. Eventual estimated total cost after complete build-out: \$21,000,000.
- August 2006, DuPage Chiefs of Police meet at County Auditorium to discuss creating consensus for project.
- September 2006, ETSB purchases (by contract with Motorola) private radio network.
- February 2007, ETSB Radio Project Steering Committee meets for first time.
- November 2007, ETSB receives Public Safety Interoperable Communications (PSIC) grant approval in amount of \$2,350,000 from
- June 2008, radio project scope is expanded based on recommendations of project manager.
- September 2008, Bank Robber in Wheaton takes hostages, multiple agencies respond, communication is hampered by lack of interoperability.
- Early 2010, radio project, as engineered is now estimated to cost approximately \$50,000,000.
- March 2010, Radio Steering Committee recommends Starcom as alternative to costly private radio network alternative.
- June 17, 2010 ETSB provides stakeholders project handbooks.
- August 26, 2010, initial requested date for letters of intent.

Board Workshop  
August 16, 2010  
(7)



**To:** Steve Jones, Village Manager

**From:** Joe Caracci, Public Works Director 

**Date:** August 10, 2010

**Re:** Backup Well Discussion

### **Background**

The Village owns and maintains two potable water wells that serve as emergency backup to our DuPage Water Commission (DWC) system that provides Lake Michigan water to our residents. The two wells are located near our Newton Avenue Facility (Well #5) and Wilson Avenue Facility (Well #6). Combined, these two wells are capable of providing enough water to the Village in a case of emergency where DWC cannot provide water to Glen Ellyn. The two wells were installed in the early 1960's and have gone through various levels of rehabilitation over the years. Well #6 went through an extensive mechanical overhaul in 2009. Well #5's last rehabilitation works was in the early 1990's.

Both wells continue to go through vigorous sampling protocols as mandated by the Illinois Environmental Protection Agency (IEPA). Monthly testing is performed to assure that, if needed, the water quality meets or exceeds health standards. Our overall water distribution system is very complex and integrates both DWC water and opportunities to engage in backup water from our wells.

### **Issues**

Two issues have arisen in the past three months that will require significant investments into our backup water source. Well #5 experienced a complete failure that may require a complete replacement of the mechanical components of the well (similar to scope of the 2009 Well #6 repair). Well #6 recently tested positive for coliform. Both of these occurrences have resulted in the Village taking the backup wells out of service.

### **Well #5**

Well #5 has experienced an electrical short somewhere in the system. In order to accurately identify the cause and damage resulting from the short, the mechanical components of the well need to be pulled. Since this operation must be performed, we plan to take advantage of this opportunity to perform a complete well shaft inspection (call it a 20 year check-up). Although we are hopeful that the well shaft will check out positively and that there may be limited repairs to the mechanical components, we must be prepared for the worse case that could amount to nearly \$60,000 of mechanical replacements and an additional \$20,000 in chemical

treatments to the shaft. A complete rehabilitation of Well #6 which included some chemical treatment in 2009 totaled \$70,400.

### Well #6

The newest issue with Well #6 resulted from a positive coliform test. Coliform is an indicator bacteria that the Illinois Department of Health and IEPA use to evaluate the potential of bacteriological contamination in the water. Based on a second review of the shaft televising from last year, we conjecture that a possible source of the contamination may exist at the end of the steel casing shaft (~140 feet in depth) or at a nearby fissure (~145 feet in depth).

There are two options to consider to get the well back in service.

- **Option 1:** We can isolate the well by installing a bladder below the elevation of the fissure in question. By isolating the well, we can test the water supply below the bladder for contamination. If the water supply is free of contamination, then our hypothesis that the source is located at the end of the shaft or fissure can be resolved with the installation of a liner from near the end of the shaft to a point higher than the next fissure (~300 feet in depth). While we have the well isolated, we would also check to see if there would be enough water quantity available to warrant repair of the well. If the well does not have the capacity to provide at least 1.2 million gallons per day, then we would not have enough combined water to serve the Village residents during a normal day. If this was to be the case, we would not line the well. The cost to install the bladder and perform the necessary testing is estimated at around \$25,000. If the liner approach is necessary, we estimate another \$50,000 to line the well.
- **Option 2:** IEPA has informed us of an approved alternate method to provide safe drinking water called "4-LOG". Basically this rule requires that we install a system that can employ disinfection or other means that provide 99.99% pure water. Our current configuration includes pre-chlorination of water from the well prior to entering our underground reservoirs. In order to satisfy this rule, we would propose to install instrumentation that could continually monitor our pre-chlorinated well water within the reservoirs (and communicate with our SCADA system) as well as install a post-chlorination device that could boost chlorine levels as needed. This system is sure to satisfy the IEPA's requirements. The estimated cost of this system is about \$11,000.

Option 2 provides us with the least cost and quickest option to get our well back in service. If coupled with option 1, it also offers us a backup plan to keep the well in service if the well is found incapable of producing the required water capacity needed. In essence, we could keep Well #6 operational until a point in time when more severe issues arise in Well #6 (like the presence of fecal coliform).

### **Action Requested**

We seek Village Board concurrence and/or direction on the recommendation below. If in agreement, we will proceed to gather the necessary proposals to perform the work as soon as possible. If the Village Board is leery of the repairs and/or costs associated, we would seek alternate options.

### **Recommendation**

Our recommendation would be to immediately move forward with the repairs to Well #5 as well as the installation of the "4-LOG" system on Well #6. Although these are unbudgeted projects, we feel they are necessary to do now in order to get our backup water supply back in service.

We would plan to budget for Well #6 - Option 1 in an upcoming budget. It does not necessarily have to be next year, but we would like to identify the source of coliform as soon as fiscally possible and correct (if possible).

### **Attachments**

- Interoffice Memorandum authored by Project Coordinator Bob Greenberg dated August 9, 2010 (with attachments)
- Supplemental Attachment (Pros and Cons)
- Water Well Design and Construction – Publication 8086 (University of California)

## **Interoffice Memorandum**

**to:** Joseph Caracci, Public Works Director

**from:** Bob Greenberg, Project Coordinator

**subject:** Recommendation to install 4- log treatment on Well #6 and Recommendation to rehab well #5

**date:** August 9, 2010

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### **WELL #6**

In 2009 the Village of Glen Ellyn received a violation from the IEPA for positive coliform samples in back up well #6. (Coliform is an indicator bacteria that the Illinois Department of Health and IEPA uses to evaluate the potential for bacteria contamination in drinking water). To remediate this problem, the Village contracted Water Well Solutions to use ultra sound pulsing combined with biocides to kill off bacteria that was suspected of growing in the lime stone rock formations of the aquifer. In addition because of the age and wear on the mechanical components of the well, everything was either replaced or refurbished to bring the well up to like new standards. The only part of the well not rehabbed was the outer casing because you can not pull the outer casing without risking the total collapse of the well. In this 2009 effort to bring well #6 in to compliance with the IEPA, the Village spent in excess of \$75,000.00.

This year we are once again faced with an IEPA violation for coliform positive samples drawn from well #6. A television survey of the well casing leads us to believe that at 140 feet where the casing ends, there may be a failure in the grout between the outer casing and the well bore hole. Also at about 145 feet there is a large fissure in the limestone. We suspect that ground water from Lambert Lake, (located approximately 200 feet west of the well), may be infiltrating the well through cracks in the grout and through the fissure in the lime stone.

This hypothesis can be tested by installing a bladder just below the grout line and the fissure at 145 feet to isolate the suspected area of infiltration from the lower aquifer. Once the bladder is installed we would perform two tests. The first test would be to draw a water sample from below this point to see if we have bacteria free water. The second test would be to perform a pump test on this lower portion of the aquifer to determine if there is adequate hydraulic flow to sustain a pump rate of at least 1200 gallons per minute. If we have clean water below the bladder and can meet the required sustained flow rate of 1200 GPM, we can then contract to have the outer casing and the bore hole lined to a point below the fissure at 145 feet. This liner would effectively create a barrier between the ground water and the water within the aquifer.

We propose to budget for the testing of this hypothesis and the lining of the outer casing and bore hole in future budget years. We estimate that it would cost approximately \$25,000.00 to determine water quality and flow characteristics of the lower levels of the aquifer utilizing the bladder test method and

up to \$50,000.00 to line the outer casing and the well bore hole to sequester the inflow of ground water in to the aquifer.

Conversations with IEPA engineers have led us to an USEPA approved alternative method to provide safe drinking water called the 4-log rule. The 4-log rule simply states that you must employ disinfection or removal techniques that provide 99.99% pure water. To achieve this, we propose to pre-chlorinate the water as it is being pumped in to Wilson Reservoir, maintain a 35 minutes chlorine contact time, provide instrumentation for continual monitoring of the residual free chlorine on the post treatment discharge line of the reservoir and install a secondary chlorination point to boost the chlorine if needed.

The chlorine feed and monitoring equipment needed for the conversion of Well 6 to make it 4-log compliant can be purchased for approximately \$10,500.00. This money would pay for new chemical pumps and a state of the art chlorine monitor that can be linked to our SCADA system. All installation of this equipment will be done in house.

We recommend that the Village of Glen Ellyn take advantage of this 4-log rule so that we can bring Well 6 back in to compliance. We further recommend that serious consideration be given to providing money in subsequent budget years to test and rehab the well as stated above or consider the construction of a new back up well.

#### WELL #5

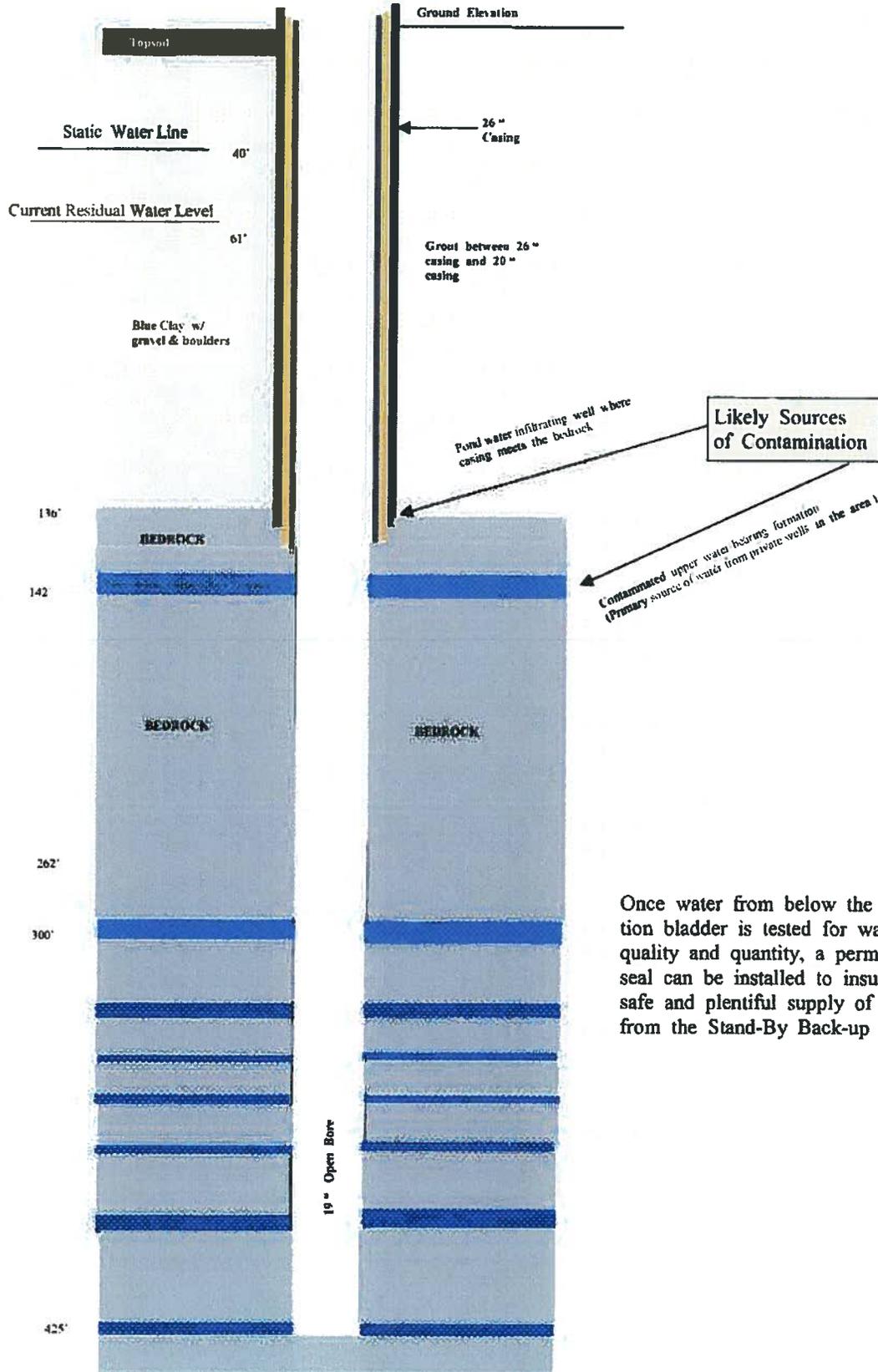
Well #5, one of two wells the Village has for emergency back up, located at the Newton Pumping Station was drilled in 1961 and last rehabbed in 1990. The well is 418 feet deep with a 20 inch casing to the depth of 160 feet. From 160 feet to 418 feet there is a 16 inch diameter bore shaft open to limestone and other natural stratified geological formations within the aquifer. The pump is a submersible Layne Bowler, 12 inch diameter, four stage pump with a 100 horse power, 3 phase, 480 volt General Electric motor set at a depth of 258 feet.

The problem with the well is that there is an electrical short somewhere between the well head and the 100 HP motor, or within the motor itself. To verify our diagnosis we had Dreisilker Electric Motor Company test the circuits. Their test confirmed our original diagnosis. Determining the location of the actual short will require pulling the pump and motor for inspection of all wiring to and from the submersible pump, as well as the windings within the electric motor. To pull a municipal well of this size will require the contracting of a professional well service.

We have received estimates that include repairs based on various scenarios. Depending on what we find, we can expect to pay up to \$60,000.00 for all new equipment and an additional \$20,000.00 for chemical treatment of the aquifer if necessary.

Well #5 has an excellent history of reliability and has not had anything done to it since it was last rehabbed in 1990. We recommend that well 5 be fully restored by replacing all worn equipment with new or refurbished equipment. It is our intention to formerly propose to the Village Board in the very near future a recommendation to enter in to a contract with a specific contractor to perform a complete rehab of well 5. We will meet with the two best qualified well services to discuss their individual estimates prior to making our recommendation to the Village Board.

# Well # 6 Schematic



Once water from below the isolation bladder is tested for water quality and quantity, a permanent seal can be installed to insure a safe and plentiful supply of water from the Stand-By Back-up Well.

**Supplemental Agenda Information  
Village of Glen Ellyn**

**Agenda Item Supplemented by Commentary**

- Pros & Cons
- Strategic Action Goal
- Downtown Strategic Plan Goal
- Budget Impact/Return on Investment
- Process Improvement
- Green Initiative
- Communication Initiative
- X Safety/Liability/Risk Assessment
- Comparable Community Info
- X Other

**Comments:**

**Safety / Liability / Risk Assessment**

One of the primary functions of Village Government is to provide the necessary utilities for our residents to survive. Water is a necessity. We currently have a very reliable source of water through the DWC. However, in a situation of emergency, I feel it is vital that the Village of Glen Ellyn have a backup water system. Today, that system is not functional. It should be our responsibility, regardless of cost, to provide a reliable backup system that our residents can be confident in.

I liken our backup water system to an insurance policy. I feel it is an obligation to make sure that we fund the insurance in the hopes that we never need to utilize it.

**Other**

I feel it would be worth the effort to attempt to explain how a municipal well system works. I have attached a publication from the University of California to help explain the inner workings of a well. I plan to walk through how our system works at our Workshop Meeting on August 16.



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### **Farm Water Quality Planning**

*A Water Quality and Technical Assistance Program for California Agriculture*  
<http://waterquality.ucanr.org>

This REFERENCE SHEET is part of the Farm Water Quality Planning (FWQP) series, developed for a short course that provides training for growers of irrigated crops who are interested in implementing water quality protection practices. The short course teaches the basic concepts of watersheds, nonpoint source pollution (NPS), self-assessment techniques, and evaluation techniques. Management goals and practices are presented for a variety of cropping systems.



## **Reference:**

# **Water Well Design and Construction**

**THOMAS HARTER** is UC Cooperative Extension Hydrogeology Specialist at the University of California, Davis, and Kearney Agricultural Center.

## **WATER WELL BASICS**

**A** water well is a hole, shaft, or excavation used for the purpose of extracting ground water from the subsurface. Water may flow to the surface naturally after excavation of the hole or shaft. Such a well is known as a *flowing artesian well*. More commonly, water must be pumped out of the well.

Most wells are vertical shafts, but they may also be horizontal or at an inclined angle. Horizontal wells are commonly used in *bank filtration*, where surface water is extracted via recharge through river bed sediments into horizontal wells located underneath or next to a stream. The oldest known wells, *Qanats*, are hand-dug horizontal shafts extending into the mountains of the old Persian empire in present-day Iran.

Some wells are used for purposes other than obtaining ground water. Oil and gas wells are examples of this. Monitoring wells for groundwater levels and groundwater quality are other examples. Still other purposes include the investigation of subsurface conditions, shallow drainage, artificial recharge, and waste disposal.

In this publication we focus on vertical water-production wells commonly used to supply water for domestic, municipal, and agricultural uses in California. Our purpose is to provide readers with some basic information about water wells to help them understand principles of effective well construction when they work with a professional driller, consultant, or well servicing agency for well drilling and maintenance.

## **DETERMINING A WELL LOCATION**

The location of a well is mainly determined by the well's purpose. For drinking and irrigation water-production wells, groundwater quality and long-term groundwater supply are the most important considerations. The hydrogeological assessment to determine whether and where to locate a well should always be done by a knowledgeable driller or professional consultant. The water quality criteria to use for drinking water wells are the applicable local or state drinking water quality standards. For irrigation wells, the primary chemical parameters of concern are salinity and boron and the sodium-adsorption ratio.

Enough ground water must be available to meet the pumping requirements of the wells. For large municipal and agricultural production wells, pumping rate requirements range from about 500 to 4,000 gallons per minute (gpm). Small- and medium-sized community water systems may depend on water wells that produce from 100 to 500 gpm. Individual homes' domestic wells may meet their needs with as few as 1 to 5 gpm, depending on local regulations. To determine whether the desired amount of ground water is available at a particular location and whether it is of appropriate quality, drillers and groundwater consultants rely on their prior knowl-

### Well Design Objectives

- Highest yield with minimum draw-down
- Good quality water with proper protection from contamination
- Sand-free water
- Long lifetime (>50 years)
- Reasonable short-term and long-term costs

edge of the local groundwater system, experience in similar areas, and a diverse array of information such as land surface topography, local vegetation, rock fracturing (where applicable), local geology, groundwater chemistry, information on thickness, depth, and permeability of local aquifers from existing wells, groundwater levels, satellite or aerial photographs, and geophysical measurements.

In most cases, the well location is further limited by property ownership, the need to keep surface transportation of the pumped ground water to a minimum, and access restrictions for the drilling equipment. When locating a well, one should also consider the proximity of potential sources of contamination such as fuel or chemical storage areas, nearby streams, sewer lines, and leach fields or septic tanks. The presence of a significant barrier between such potential sources and the well itself is very important for the protection of the well.

### WATER WELL DESIGN AND INSTALLATION

Once the well location has been determined, a preliminary well design is completed. For many large production wells, a test hole will be drilled before well drilling to obtain more detailed information about the depth of water-producing zones, confining beds, well production capabilities, water levels, and groundwater quality. The final design is subject to site-specific observations made in the test hole or during the well drilling.

The overall objective of the design is to create a structurally stable, long-lasting, efficient well that has enough space to house pumps or other extraction devices, allows ground water to move effortlessly and sediment-free from the aquifer into the well at the desired volume and quality, and prevents bacterial growth and material decay in the well (see sidebar, Well Design Objectives).

A well consists of a bottom sump, well screen, and well casing (pipe) surrounded by a gravel pack and appropriate surface and borehole seals (Figure 1). Water enters the well through perforations or openings in the well screen. Wells can be

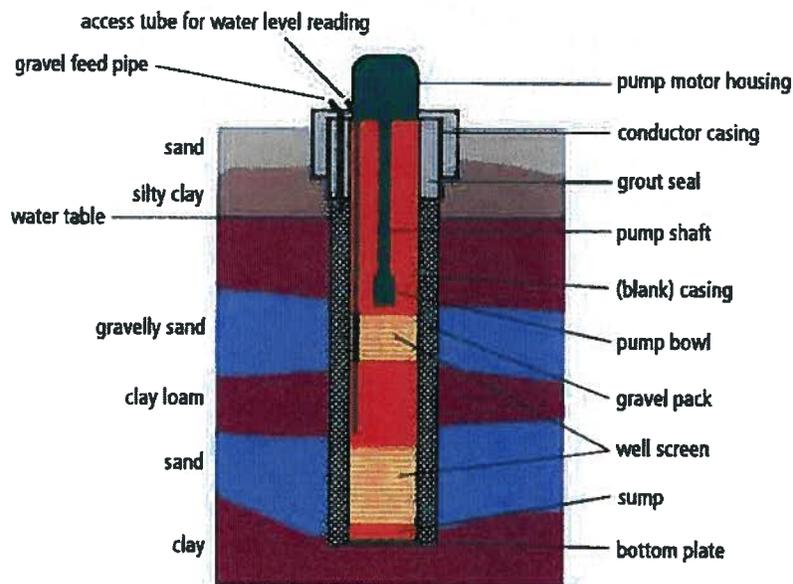


Figure 1. Components of a well.

screened continuously along the bore or at specific depth intervals. The latter is necessary when a well taps multiple aquifer zones, to ensure that screened zones match the aquifer zones from which water will be drawn. In alluvial aquifers, which commonly contain alternating sequences of coarse material (sand and gravel) and fine material, the latter construction method is much more likely to provide clean, sediment-free water and is more energy efficient than the installation of a continuous screen. Hardrock wells, on the other hand, are constructed very differently. Often, the borehole of a hardrock well will stand open and will not need to be screened or cased unless the hard rock crumbles easily.

### Drilling a Well: Overview

The process of designing and constructing a water well begins when you make arrangements with a licensed driller or with a professional consultant who designs the well and oversees the work of the licensed driller. We strongly recommend against any reliance on dowzers or well witchers to locate a well site. Research shows no scientific or other reliable basis to substantiate the use of water dowsing as a means to locate a well site.

The driller or consultant finds a suitable location to meet the specified purpose of the well and a preliminary design is established. Once the drilling rig is set up, the drilling process itself may last from a few hours (for a shallow, small-diameter well) to several weeks (for a deep, large-diameter well). Sometimes, particularly for large production wells and where water quality is particularly important, the driller will drill a small-diameter pilot hole before drilling the well bore. From information obtained from the pilot hole, a driller or consultant can determine aquifer formations and groundwater quality at various depths and then optimize the final well design for the specific hydrogeological conditions at the site. Appropriate materials (screen, casing, gravel) can then be ordered in a timely fashion prior to the final drilling.

Once the well bore is drilled, the driller installs well casing and well screens and fills the annulus around the casing with a gravel (filter) pack and the appropriate cement and bentonite seal to prevent water from leaking between uncontaminated and contaminated aquifers or from the land surface into the well (bentonite is a special type of clay used to seal against water leaks). Then the driller develops the well (see Well Development), implements an aquifer test, completes the sanitary seal of the well head, and installs a pump and power source. Proper design, construction, development, and completion of the well will result in a long life for the well (as long as half a century or more) and efficient well operation.

The purpose of the screen is to keep sand and gravel from the gravel pack (described below) out of the well while providing ample water flow to enter the casing. The screen should also be designed to allow the well to be properly developed (see Well Development). Slotted, louvered, and bridge-slotted screens and continuous wire wrap screens are the most common types. Slotted screens provide poor open area. They are not well suited for proper well development and maintenance, and are therefore not recommended. Wire wrap screens or pipe-based wire wrap screens give the best performance. The additional cost of wire wrap screens can be offset if you only install screen sections in the most productive formations along the borehole.

The purposes of the blank well casing between and above the well screens are to prevent fine and very fine formation particles from entering the well, to provide an open pathway from the aquifer to the surface, to provide a proper housing for the pump, and to protect the pumped ground water from interaction with shallower ground water that may be of lower quality.

The annular space between the well screen, well casing, and borehole wall is filled with gravel or coarse sand (called the *gravel pack* or *filter pack*). The gravel pack prevents sand and fine sand particles from moving from the aquifer formation into the well. The gravel pack does not exclude fine silt and clay particles; where those occur in a formation it is best to use blank casing sections. The uppermost section of the annulus is normally sealed with a bentonite clay and cement grout to ensure that no water or contamination can enter the annulus from the surface. The depth to which grout must be placed varies by county. Minimum requirements are defined in the *California Well Standards* (Bulletin 74-90, California Department of Water Resources [<http://www.water.ca.gov>]): 50 feet for community water supply wells and industrial wells and 20 feet for all other wells. Local county ordinances may have more stringent requirements depending on local groundwater conditions.

At the surface of the well, a surface casing is commonly installed to facilitate the installation of the well seal. The surface casing and well seal protect the well against contamination of the gravel pack and keep shallow materials from caving into the well. Surface casing and well seals are particularly important in hardrock wells to protect the otherwise open, uncased borehole serving as a well.

### WELL DRILLING

Wells can be constructed in a number of ways. The most common drilling techniques in California are rotary, reverse rotary, air rotary, and cable tool. Auger drilling is often employed for shallow wells that are not used as supply

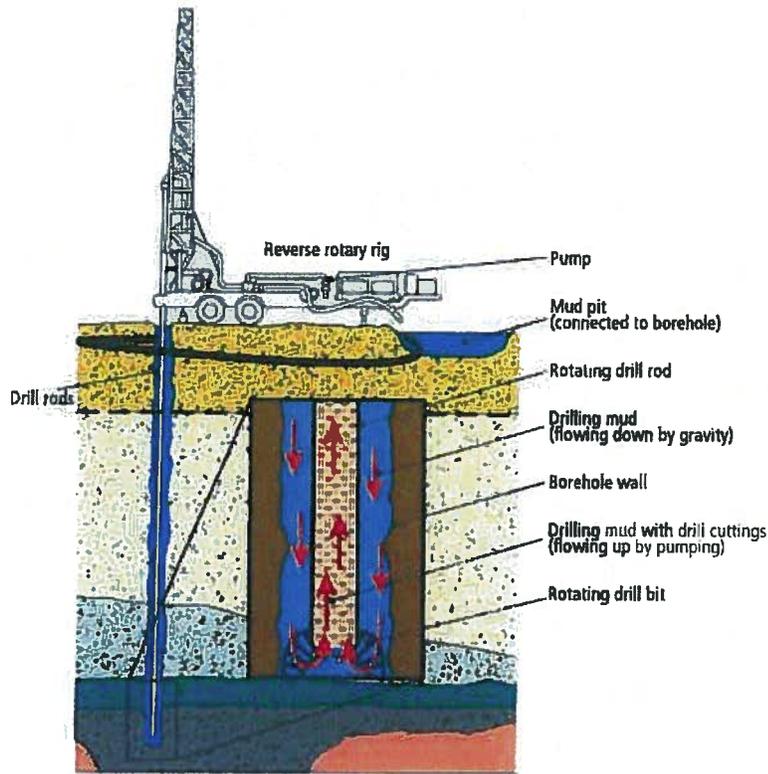


Figure 2. Principles of reverse rotary drilling. (adapted from Driscoll, 1996. Johnson Screens/A Wetherford Company is publisher and copyright holder.)

wells. In unconsolidated and semi-consolidated materials, (reverse) rotary (Figure 2) and cable tool methods are most commonly employed. Hardrock wells generally are drilled with air rotary drilling equipment.

Properly implemented, all of these drilling methods will produce equally efficient and productive wells where ground water is available. Cable tool drilling generally is less labor-intensive but takes more time than (reverse) rotary drilling. Reverse rotary and rotary drilling require large amounts of circulation water and the construction of a mud pit, something to be considered if the well is to be drilled in a remote location with no access to water.

During drilling, drillers must keep a detailed log of the drill cuttings obtained from the advancing borehole. In addition, after the drilling has been completed but before the well is installed, it is often desirable to obtain more detailed data on the subsurface geology by taking geophysical measurements in the borehole. Specialized equipment is used to measure the *electrical resistance* and the *self-potential* or *spontaneous potential* of the geological material

along the open borehole wall. The two most important factors that influence these specialized logs are the texture of the formation and the salinity of the ground water. Sand has a higher resistance than clay, while high salinity reduces the electrical resistance of the geological formation. Careful, professional interpretation of the resistance and spontaneous potential log and the drill cuttings' description provides important information about water salinity and the location and thickness of the aquifer layers. The information obtained is extremely useful when finalizing the well design, which includes a determination of the depth of the well screens, the size of the screen openings, and the size of the gravel pack material.

Because of timing issues, it is better—especially in remote areas—to drill a pilot hole a good deal ahead of the well construction date and obtain all pertinent log information early on from the pilot hole. The well design can then be completed and the proper screen, casing, and gravel materials can be ordered for timely delivery prior to the drilling of the well.

Note that a copy of all well log information should be given to the person who pays for the drilling job. The Department of Water Resources keeps copies of all well logs and has a large collection of past well logs. These can be requested by a well owner if the original records are unavailable. The well log contains important information about construction details and aquifer characteristics that can be used later for troubleshooting well problems.

## WELL DEVELOPMENT

After the well screen, well casing, and gravel pack have been installed, the well is *developed* to clean the borehole and casing of drilling fluid and to properly settle the gravel pack around the well screen. A typical method for well development is to surge or jet water or air in and out of the well screen openings. This procedure may take several days or perhaps longer, depending on the size and depth of the well. A properly developed gravel pack keeps fine sediments out of the well and provides a clean and unrestricted flow path for ground water.

Proper well design and good well development will result in lower pumping costs, a longer pump life, and fewer biological problems such as iron-bacteria and slime build-up. Poorly designed and underdeveloped wells are subject to more frequent pump failures because sand and fines enter the well and cause significantly more wear and tear on pump turbines.

Poorly designed and underdeveloped wells also exhibit greater water level draw-down than do properly constructed wells, an effect referred to as *poor well efficiency*. Poor well efficiency occurs when ground water cannot easily enter the well screen because of a lack of open area in the screen, a clogged gravel pack, bacterial slime build-up, or a borehole wall that is clogged from incomplete removal of drilling mud deposits. The result is a significant increase in pumping costs. Note that well efficiency should not be confused with pump efficiency. The latter is related to selection of a properly sized pump, given the site-specific pump lift requirements and the desired pumping rate.

Once the well is completed and developed, it is a good practice to conduct an *aquifer test* (or *pump test*). For an aquifer test, the well is pumped at a constant rate or with stepwise increased rates, typically for 12 hours to 7 days, while the water levels in the well are checked and recorded frequently as they decline from their standing water level to their pumping water level. Aquifer tests are used to determine the efficiency and capacity of the well and to provide information about the permeability of the aquifer. The information about the pumping rate and resulting pumping water levels is also critical if you are to order a properly sized pump.

Once the well development and aquifer test pumping equipment is removed, it may be useful to use a specialized video camera to check the inside of the well for damage, to verify construction details, and to make sure that all the screen perforations are open.



Figure 3. Properly completed well with elevated concrete seal (but with leaking lubricant).

## WELLHEAD PROTECTION

The construction of the final well seal is intended to provide protection from leakage and to keep runoff from entering the wellhead (Figure 3). Minimum standards for surface seals have been set by the California Department of Water Resources (DWR Bulletin 74-90). It is also important to install backflow prevention devices, especially if the well water is mixed with chemicals such as fertilizer and pesticides near the well. A backflow prevention device is intended to keep contaminated water from flowing back from the distribution system into the well when the pump is shut off.

## FOR MORE INFORMATION

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### Publication 8086

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