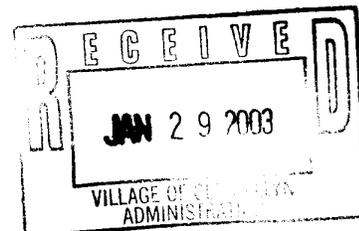


# Before It's Too Late

## Protecting the Character of Glen Ellyn

A Report by the  
Historic Preservation Graduate Program  
at  
The School of the Art Institute of Chicago

December 2002



**Report by the graduate students in HPRES 5015, a planning studio class of the Historic Preservation Program at the School of the Art Institute of Chicago, Fall 2002.**

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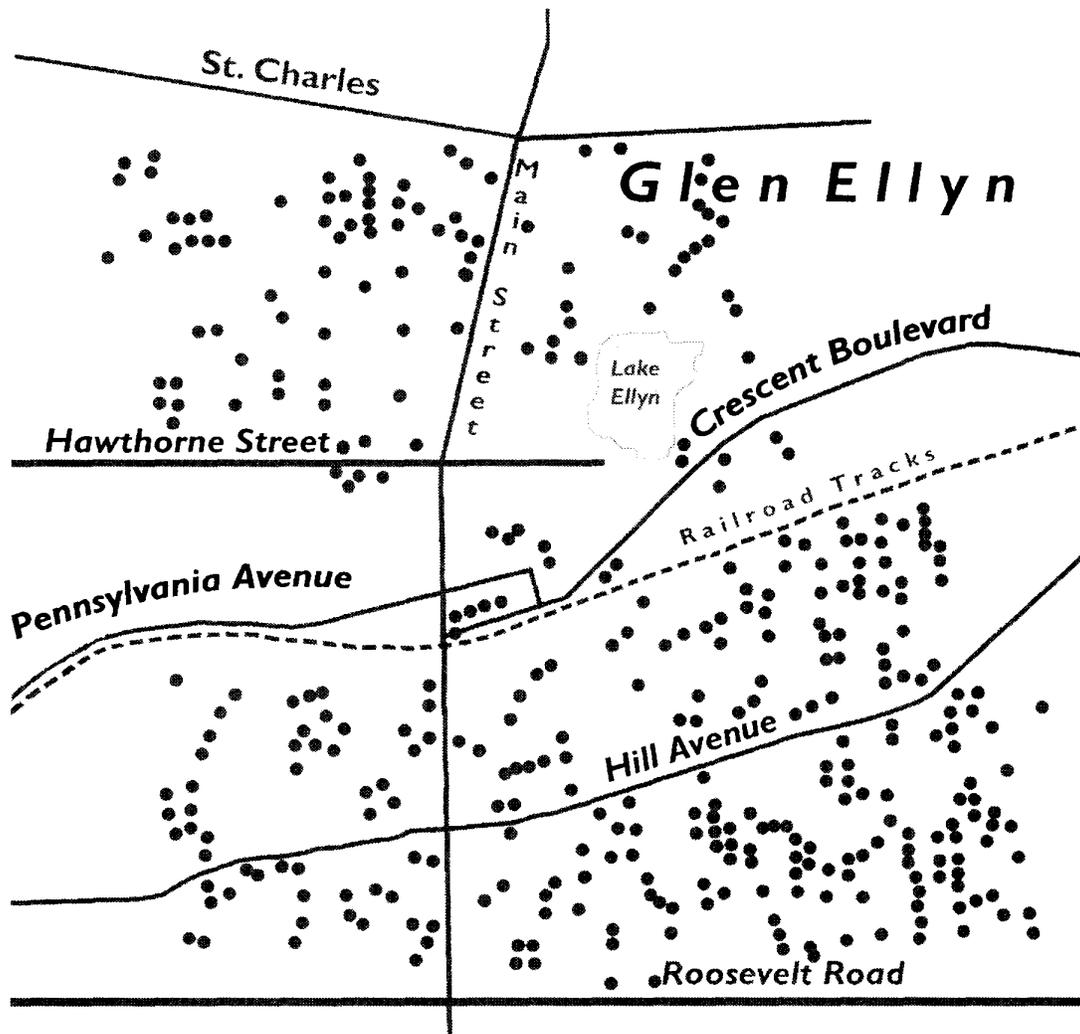
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# Before It s Too Late

Protecting the Character of Glen Ellyn

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**Central Glen Ellyn Teardown Map** Our reconnaissance survey found that more than 200 residential buildings have been demolished — and replaced by new residences — in the last decade.

# Introduction

Glen Ellyn is at a critical juncture in its development. Recent teardowns have been changing the look and feel of the community but have not yet reached the point of no return where Glen Ellyn's character is irreparably harmed. However, that point may be reached soon if the type of teardown development described in the November 30, 2002, *Chicago Tribune* article about Glen Ellyn is allowed to continue unchecked.

- According to the article, a family purchased property on a one-acre lot and razed an existing structure in order to build their new home, which includes 6,000 square feet on two upper levels and a 2,000-square-foot lower floor.
- A developer was quoted, "Because of the land prices in Glen Ellyn, it's pretty hard to build anything under \$650,000 these days. This belief—even if not true—continues to fuel rampant speculative teardowns."

In turn, many residents are asking the village to promote and encourage alternate plans for growth and development before it's too late. We strongly believe that the benefits of preservation and landmarking should be summoned to help protect the character of Glen Ellyn.

But what is Glen Ellyn's character? Other than the 1925 remodeling of the downtown into a Tudor Revival village, there has been no formal definition of this term, particularly concerning residential neighborhoods. The 2001 Comprehensive Plan talks about character but doesn't define it explicitly.

This class was commissioned to undertake a survey of selected neighborhoods in search of historic resources and the effects of teardowns. We took it upon ourselves to also search for a definition of the elusive "character" of Glen Ellyn in hopes that it would help fine-tune the village's preservation planning efforts.

Our definition of Glen Ellyn's character is a result of our research and field survey work. We:

- Researched the history of development in Glen Ellyn and created a timeline (see Chapter One).
- Conducted two field surveys and developed a residential style guide (Chapter Two). We also reviewed additions to a number of existing homes in the surveyed neighborhoods (Chapter Four).

## Maintaining Character

## Historic Resources Survey

- Analyzed the impact of teardowns on community character, drawing from Glen Ellyn history and surveys as well as lessons learned from other Chicagoland communities (Chapter Three).
- Examined existing preservation and regulatory tools in Glen Ellyn and made recommendations for strengthening those tools and increasing public participation through education programs (Chapter Four).

## Our Definition Of Community Character

As a result, we propose the following definition of Glen Ellyn's community character.

Glen Ellyn is characterized by single-family homes representing the variety of architectural styles prominent from its founding through today that conform in several ways. They:

- Share the same setbacks on front and sides, allowing for uniform green space and space between lots.
- Have rear garages with car-width drives (no circular driveways that pave much of the front yard). Exceptions are the mid-century ranch houses.
- Feature front porches and windows, not garage doors or paved driveways, as their faces to the public.
- Do not tower over pre-existing residences.
- Incorporate trees into their landscaping.
- Often represent the latest in the architectural styles of their time.

## Additions: The Secret Revolution

In conducting our surveys of Glen Ellyn, two things became obvious. First, the majority of infill development in the past five years has violated this definition of the character of the village. Second, many residents have solved their space requirements by taking part in a secret revolution: additions that maintain the integrity of the original single-family home. Additions are a viable solution to today's trend in larger homes that does not destroy the village's character.

As the village looks at these and other options for its future, we believe historic preservation strategies and tools are important keys to success. However, they must be combined with economic incentives that will encourage individual homeowners and developers alike to make use them. The end result can be a vibrant future that incorporates the best of Glen Ellyn's past and its community character.

## Chapter One:

# Developing Community Character

Historians constantly remind us to learn from the past. Glen Ellyn's unique history, which is detailed in this chapter, teaches us the importance of balancing new development with a respect for the community's existing physical character.

Glen Ellyn features one of the more diverse built environments in the Chicago region. Its hilly topography coupled with a lively downtown, a wide variety of street grids and lot sizes, and diverse architectural styles has created a community that continues to attract the interest of new residents and developers.

This distinctive character is no accident. It is the result of generations of steady but carefully managed growth, as Glen Ellyn has evolved from a tiny rural crossroads and summer resort into the world's loveliest suburb and one of the first communities in Illinois to enact local zoning protection and to discourage look-a-like housing. Here's a summary of the village's key development milestones:

**1850s** — Growth moves south, from the early settlement of Babcock's Grove to the new railroad community of Danby.

**1890** — Prospect Park, as the community is now known, is marketed as a health resort featuring natural springs. Lake Ellyn is built and the town name is changed to Glen Ellyn.

**1900** — Leaders decide to turn the community into the world's loveliest suburb. Street layouts begin to adhere to the hilly topography, termed one of the most picturesque in the region.

**1923** — The village adopts zoning controls the same year as Chicago. Two years later, the village's Plan Commission establishes Old English (Tudor Revival) as the downtown's preferred architectural style.

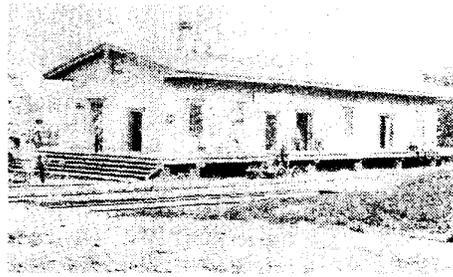
**1960** — With prefabricated suburban housing at its peak, the village approves an ordinance prohibiting two houses of identical exteriors to be located near one another.

**1971-2001** — Three decades of village master plans cite preservation of the community's unique identity and appearance as a top priority. The 1986 plan says that new residences should be in character with surrounding existing development.

*Glen Ellyn's distinctive character is no accident. It is the result of generations of steady but carefully managed growth.*

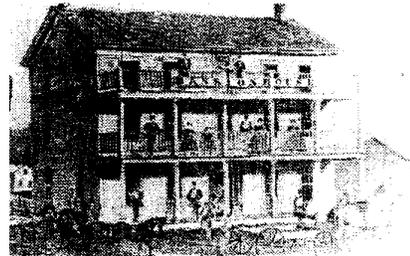
## 1830-1849

- Trappers and Indians settled the early years of the village, before white farmers arrive. As the town grew, mills, schools, and a few small businesses were built.
- Taverns built as a midpoint for travelers between Chicago and the Fox River. (1834)
- Officially recognized as a settlement. (1839)
- Milton Township s population is 3,535. Land sells at \$1.25 per acre. (1840s)
- Stacy s Tavern is built. (1846)
- Construction on the Galena and Chicago Union Railroad begins. (1848)

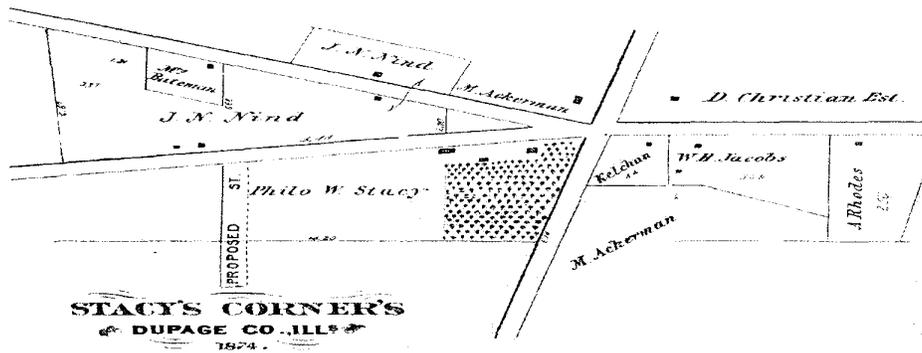


Galena and Chicago Union Railroad Station, built 1851. Southeast corner of Main Street and Crescent Boulevard.

The Mansion House hotel built by David Kelley in 1852 on the northeast corner of Main Street and Delevan (Crescent Avenue).



Stacy s Tavern, built 1846. It was restored in 1971 after the village purchased it from Dr. Grace Clunis.



Stacy s Corner, a detail from the 1874 DuPage County map.

**Main Street,  
looking north from  
present Duane  
Street, 1870.**



**In 1891 Thomas Hill changed the name of  
the village from Prospect Park to Glen Ellyn.  
Hill developed Lake Ellyn and built a  
resort around it.**



**Lake Ellyn, looking  
southwest at the  
island.**



**The Five Mineral  
Springs on Riford  
Road, 1890. Today  
a plaque marks the  
spot where the  
structure once  
stood.**

## **1850-1859**

- Township organization in effect. Milton Township's population is now 10,000. (1850)
- The railroad is built through the settlement of Newton, which is renamed Danby. In 1852 David Kelly builds the Danby Hotel. He is active as a postmaster, justice-of-peace and owner of the Mansion House hotel. (1851)
- Population of Danby rises 300 to 400. (1856)

## **1860-1889**

- Village name changed from Danby to Prospect Park. (1874). Village becomes a resort town with the discovery of mineral springs.
- First telephone in village at Boyd's Hardware Store. (1880)
- Village's population is 500. (1881)

## 1890-1899

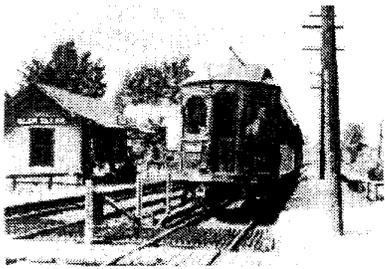
- First big boom period. R.G. Boyd and Brothers contracted to build many of the homes in Glen Ellyn.
- Lake Ellyn and dam are proposed and built by Thomas Hill. (1890)
- Name changed to Glen Ellyn. (1891)
- Population of Glen Ellyn is 600. The village size is extended by 1,000 acres. (1892)
- Fire burns west side of downtown and records are lost.
- Village officials decide to change it from a resort town into the world's loveliest suburb. (1900)



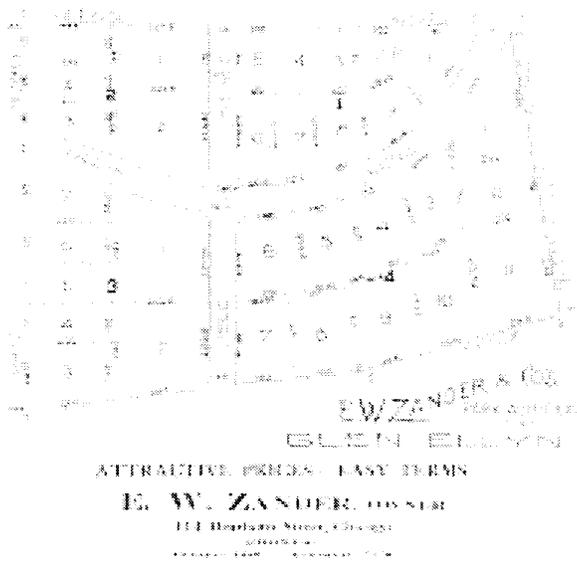
**In 1890 the Glen Ellyn Hotel and Springs Company purchased and subdivided the land. The hotel opened for the 1893 summer season and, following its closing in 1895, was used by a variety of other institutions. It burned down following a lightning storm in 1906.**



**The Chicago and North Western Station, built in 1895. As the summer resorts close down, the village experiences a steady population growth. By 1900, it is being promoted as the world's loveliest suburb.**

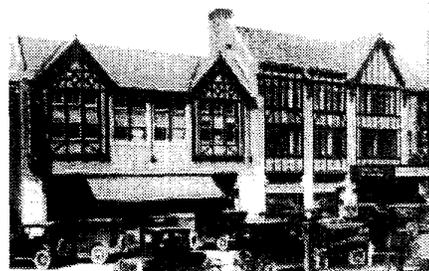


The Chicago, Aurora and Elgin electric train line began service through Glen Ellyn in 1902, making it easy for residents to commute to Chicago.



Subdivisions like this one, offered by Chicago developer E. W. Zander, began transforming the look of largely rural Glen Ellyn in the early 1900s.

The influence of the Plan Commission, established in 1926, is seen in the unified Tudor Revival style of downtown Glen Ellyn.



## 1900-1909

Chicago, Aurora and Elgin electric train line begins service through Glen Ellyn. (1902)

Glen Ellyn Hotel, the last summer resort, burns to the ground. (1906)

Village water system installed at cost of \$40,776. (1907)

Villa Park begins as a residential subdivision of Glen Ellyn.

## 1910-1919

Village begins paving major streets.

Ardmore subdivision created. (1910)

Wave of subdivisions in 1914, including E.W. Zander's Addition and William B. Walworth Country House Addition, and many smaller ones, developed.

Lake Ellyn and surrounding area sold to village; turned into public park. (1914)

First village ordinance on paving. (1915)

World War I begins. (1917)

## 1920-1929

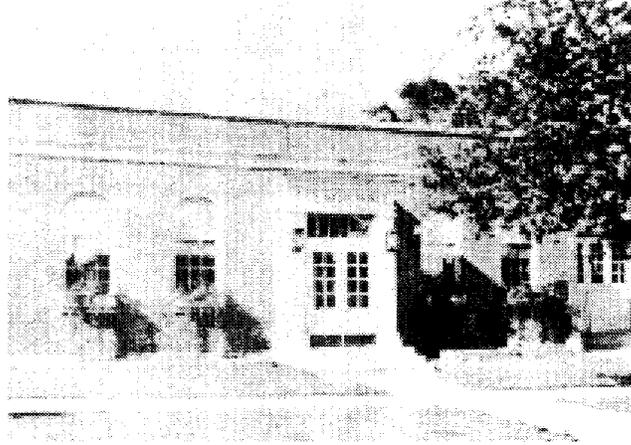
Glen Ellyn had three real estate companies in 1920 serving a population of 3,890 by 1929, there are 20 real estate companies and over 9,000 people.

DuPage County Forest Preserve established. (1920)

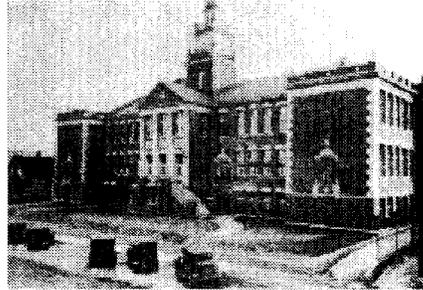
Village Board passes first zoning ordinance in Glen Ellyn. (1923)

Glen Ellyn's first Village Hall, on Pennsylvania Avenue, is completed in 1926.

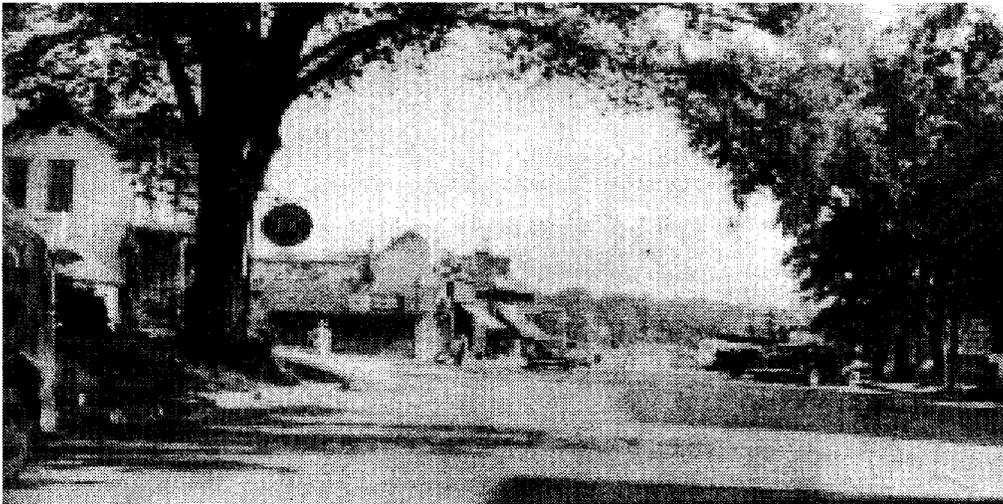
Glen Ellyn Plan Commission is formed. (1925)



The first Village Hall, 502 Pennsylvania Avenue, 1926.



The Glen Ellyn Junior High School Building, built in 1929, would become Glen Ellyn's second village hall in the early 1990s.



1937 view of Main Street, looking north from Hillside Avenue, where residential and commercial uses still meet in Glen Ellyn today.

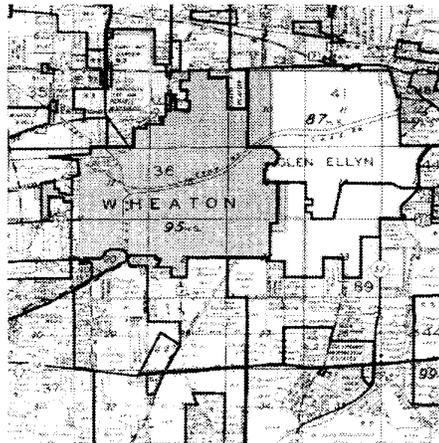


The Works Progress Administration (WPA) completed many public works in Glen Ellyn during the 1930s and early 1940s, including this mural for the village's Post Office.



Main Street in 1958, with the newly completed Woolworth store in the foreground.

This 1959 Plat Book map shows Glen Ellyn boundaries at the end of the 1950s.



## 1940-1949

Works Progress Administration (WPA) puts in signposts, sidewalks, storm sewers, and the Sunset Park swimming pool. (1940)

World War II ends. (1945)

G.I. Bill of Rights provides Federal-backed mortgages for home purchases, which is the beginning of the post-war housing boom. (1947)

## 1950-1959

Home building exceeds \$45 million/year by the end of the decade.

Village Board approves plan for one-way streets in central business district. (1956)

East-West Tollway opens south of Glen Ellyn. (1958)

Market Plaza opens at Park Avenue and Roosevelt Road. (1958)

## 1960-1969

§ Glen Ellyn experiences 40% population increase during the decade.

Village Board passes ordinance prohibiting any two houses of identical exterior to be located on the same block or around the corner from one another. Meant to discourage prefabricated housing in the village. (1960)

Annexations include 100 acres north of Roosevelt Road and the northwest side of Geneva Road from Main Street to the west corporate limits.

Village purchases Stacy's Tavern with intention of restoring and re-opening the historic inn. (1968)

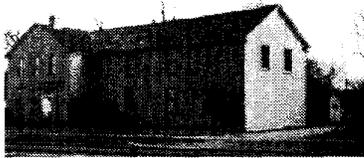
Village Board passes ordinance creating the Historic Sites Commission, an advisory body for preservation issues. (1968)



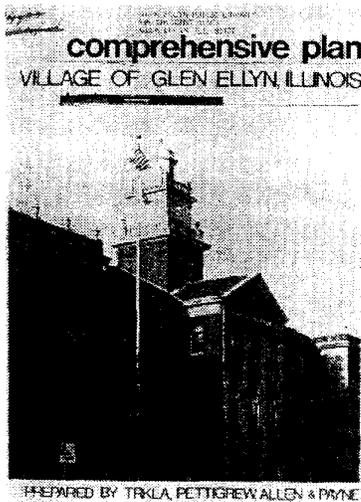
To prevent Glen Ellyn from being overrun by tract housing (like those in Levittown, NY, pictured here) the village passed an ordinance promoting a diversity of housing styles in the 1960s.



In 1972, the Glen Ellyn Historical Society began its program to acknowledge historic houses with plaques. The Seth L. Baker Home, pictured here, was built in 1891 and plaqued in 1976.



Restoration of Stacy's Tavern was the village's first major preservation project. The tavern was dedicated on July 3, 1976.



In 1986, Glen Ellyn drafted its second comprehensive plan, which focused on preserving and improving the the downtown and keeping the village's unique character and quality.

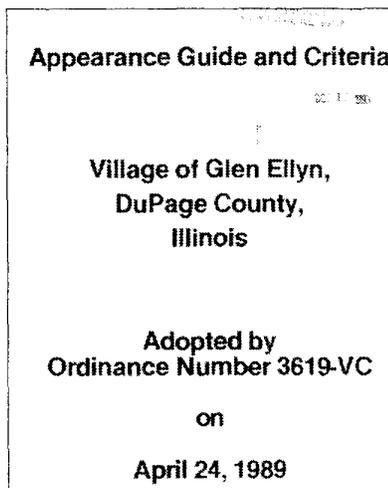
### 1970-1979

Glen Ellyn adopts first master plan, which includes creation of the Architectural Review Commission to review construction of public, commercial, business, and multi-family buildings, and the adoption of the Appearance Guide and Criteria Ordinance. (1972)

Glen Ellyn Historical Society initiates program to place plaques on buildings 100 years or older. (1972)  
Society has plaqued 50 properties to date.

Stacy's Tavern placed on National Register of Historic Places. (1974)

Glen Ellyn revised its appearance criteria in 1989. The original guide had been passed with the first master plan in the 1970s.



## 1980-1989

Glen Ellyn's population is 24,687. (1986)

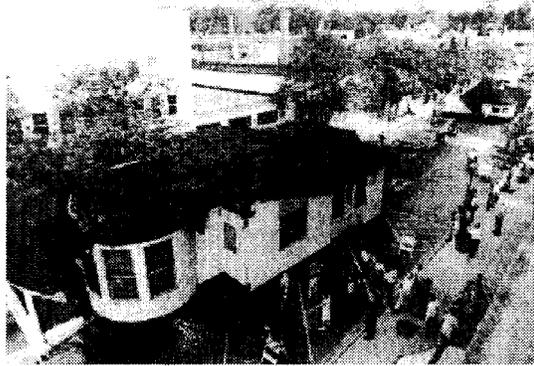
Village Board approves \$1.8 million improvement program for the central business district. (1984)

Annexations include Saddlewood (development on St. Charles Road), Stacy Woods subdivision, and Darby Woods subdivision.

Glen Ellyn drafts an updated comprehensive plan for the village. Among major concerns of village residents and board members are the improvement and preservation of the central business district and the preservation of the village's unique character and quality. (1986)

Glen Ellyn Main Street Historic District placed on National Register of Historic Places. (1984)

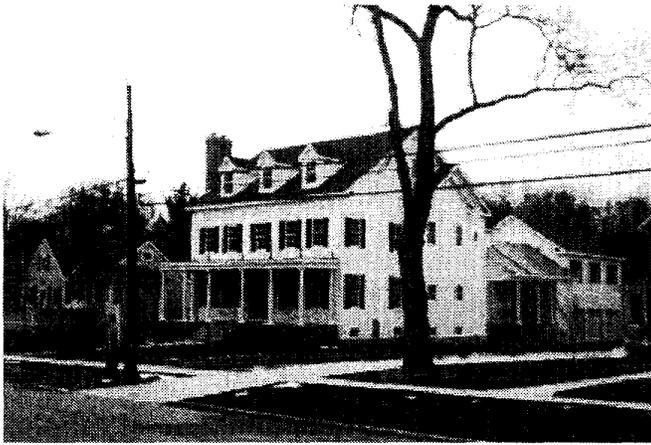
Historic Sites Commission presents its first restoration award. (1985)



**Glen Ellyn's commitment to historic structures is reflected in this photo of the relocation of the Edgar H. McChesney home, moved in 1989 to escape demolition.**

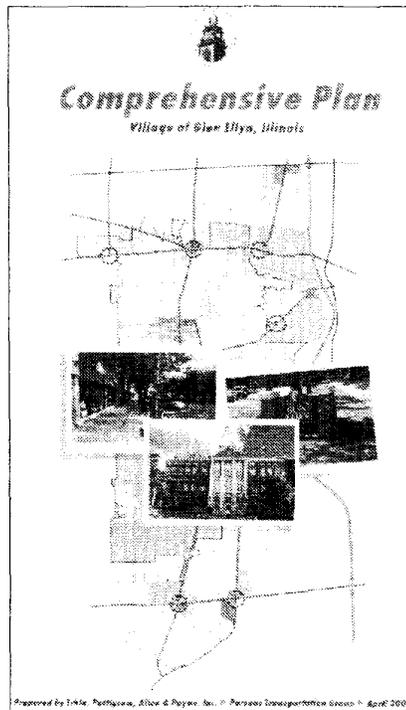


**Glen Ellyn retains much of its historic character, particularly in its downtown area, as evidenced in this 1997 photograph.**



To prevent new houses from filling most of their lots, Glen Ellyn passed an ordinance restricting lot coverage of new construction in 1995.

Glen Ellyn's third and most recent comprehensive plan was drafted in 2001.



## 1990-present

Village Board passes Historic Landmark Ordinance, which provides for volunteer designation of historic structures. (1991)

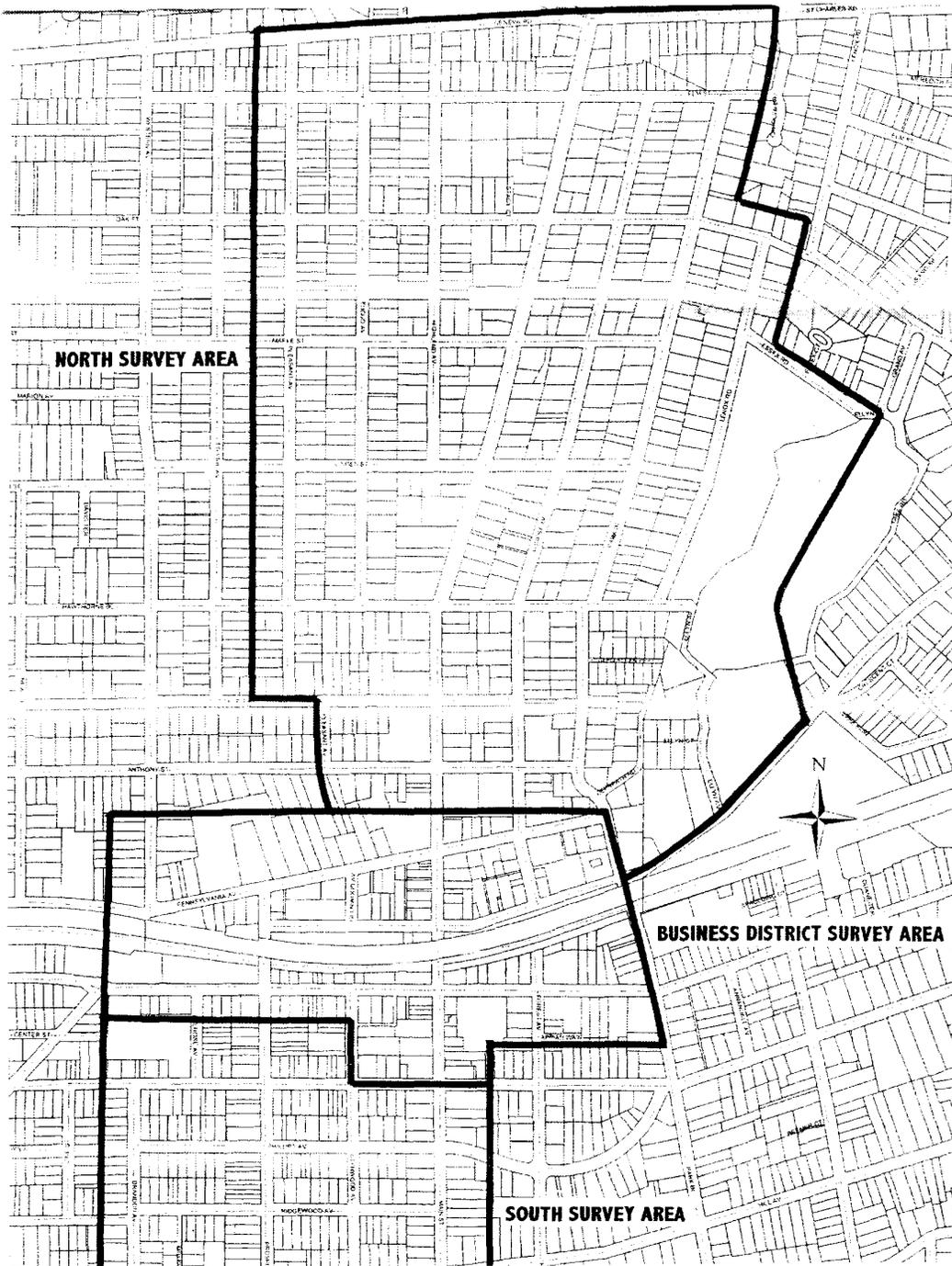
Glen Ellyn annexes seven subdivision along the perimeter of the village. (1990-2000)

Village census shows population has increased to 25,673. (1994)

In response to new houses built close to lot lines, the Village Board prohibits one-story houses from covering more than 35% of the lot and two-story houses from covering more than 25% of the lot. (1995)

Village Board drafts third comprehensive plan. (2001)

Village adopts revised zoning ordinance to further guide infill development. (2002)



**Central Glen Ellyn Map** The outlines indicate the boundaries of the three areas that were the subject of an Intensive Architectural Survey by students in the Historic Preservation Graduate Program at the School of the Art Institute of Chicago, Fall 2002.

## Chapter Two:

# Surveying the Architecture Of Central Glen Ellyn

At the request of the Village of Glen Ellyn, together with its Historic Preservation Commission and the Glen Ellyn Historical Society, this class conducted a historic resources survey of the community's residential and commercial buildings in Fall 2002.

## Reconnaissance Survey

The project began with a reconnaissance survey that covered more than half the village's land area. For survey purposes, this area was broken down into 13 smaller sections, each assigned to an individual member of the class. (The area, shown at right, was roughly bounded by Geneva Road on the north; Riford, Waverly, Whittier, and Woodstock on the east; Greenfield and Revere on the south; and Newton and Kenilworth on the west.)

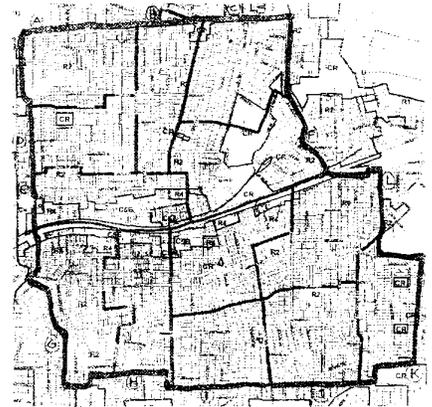
The major focus of this one-week reconnaissance survey was to quickly determine the extent of recent teardowns and to identify which buildings in Glen Ellyn had potential as future stand-alone local landmarks (rated "A") and those which could potentially contribute to a historic district (rated "B"). Some of the other topics covered in this reconnaissance survey were: the location of garages (front or rear yards), building setback lines, significant trees, and tree canopy coverage.

The locations of A- and B- rated buildings and teardowns were color-coded on a large map of the village. A total of 4,100 buildings was surveyed. Our general conclusions from this reconnaissance survey were that a great diversity of architectural styles exists throughout the village and that teardowns are broadly distributed throughout the initial study area.

## Intensive Architectural Survey

Based on findings from the reconnaissance survey and in consultation with village representatives a smaller study area was identified for the second phase: a detailed building-by-building intensive architectural survey. This area (facing page) was subdivided into three study areas, each assigned to a survey team.

- The boundaries of the North Area were Geneva Road on the north; Lenox on the east; Anthony on the south; and Pleasant on the west. Also included in this area were Lake Ellyn Park and Glenbard East High School.
- The South Area was bounded by Hillside Avenue on the



Reconnaissance Survey Map



Historic Preservation students  
from the School of the Art Institute  
of Chicago.



1940 WPA Glen Ellyn Street Sign

north: Main on the east; Hill on the south; and Brandon on the west.

- The boundaries of the Downtown Commercial Area were Anthony Street on the north; Park on the east; Hillside on the south; and Western on the west.

## Survey Forms

The survey forms that the class developed for the Intensive Architectural Survey were loosely based on those used by the City of Chicago in its citywide historic resources survey. The Glen Ellyn forms were modified to meet certain key needs, such as: garage location/description, tree coverage, and building setback.

## Evaluation Criteria

Two groups of buildings were identified for inclusion in the survey: those that surveyors felt would be eligible for designation as an individual local landmark and those that they felt would be contributing to a potential local or National Register Historic District. Each of these buildings was photographed and an individual survey form was completed.

After completion of the field survey work, each surveyor selected those structures they regarded as A-rated properties. These forms, with the photographs attached, were then evaluated by the entire class to confirm their architectural significance and integrity as A buildings. The remaining surveyed buildings were given a rating of B.

## Typical Survey Form

INDIVIDUAL HISTORIC RESOURCES FORM - GLEN ELLYN SURVEY  
SAC PRESERVATION PLANNING STUDIO, FALL 2002

IDENTIFICATION AND DESCRIPTION

DATE OF BIRTH:  Building  Site  Structure  Other

HISTORIC OR COMMON NAME: \_\_\_\_\_

DESIGN TYPE:  Single-story residential  Two-story  Commercial  Other

ORIGINAL USE OR PURPOSE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

CONSTRUCTION MATERIALS:  Brick  Stone  Wood  Other

HAZARDOUS MATERIALS:  Present  Not  None  Other

OWNER: \_\_\_\_\_

PREVIOUS USE: \_\_\_\_\_

PHOTOGRAPHER: \_\_\_\_\_

DATE OF PHOTO: \_\_\_\_\_

LOCATION MAP

## Database

A comprehensive database has been developed based on the results of the survey. Each entry includes current street address, historic name (if known), construction date (if known), dominant architectural style, style of any key architectural details, architect (if known), and if it is included in the Glen Ellyn Plaque Program, the Illinois State Historic Resources Survey, or the National Register of Historic Places.

## Key Findings

More than 1,000 properties were reviewed for their significance. Of those, survey forms were completed for roughly half (509) of the buildings. Of these, 79 were identified as A-rated structures, with the rest classified as B. Detailed recommendations are listed in Chapter Four of this report.

## Next Step

Due to the time constraints of this four-month project, permit research was not conducted for the bulk of the surveyed residences. We feel this task is best completed by local volunteers. Survey funding for this task could be applied for through the Illinois Historic Preservation Agency.

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## Glen Ellyn Residential Style Guide

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Almost every building documented in the Glen Ellyn Intensive Architectural Survey was assigned an overall building or architectural style. These styles are based on commonly accepted American architectural styles. This guide is not a definitive listing of all styles found in Glen Ellyn, but rather meant as a representation of the most dominant architectural styles found in the survey area.

### Stick (1860-1890)

The style is defined primarily by decorative detailing. Varied patterns of wood siding and shingles are applied in square and triangular spaces.

#### Common Characteristics

- Steeply pitched gable roof with cross gables
- Decorative truss work
- Overhanging eaves with exposed rafter ends
- Wooden clapboards or shingle siding



Garage

### Queen Anne (1880-1910)

Queen Anne was just one of the many styles popular during the last half of the 19<sup>th</sup> Century. Queen Anne homes were wonderfully asymmetrical, with turrets, gables, dormers, and porches projecting at every angle. Many of the Queen Anne homes in Glen Ellyn are simpler versions of high-style designs.

#### Common Characteristics

- Rich but simple ornament
- Variety of materials, including wood, terra cotta, stone and pressed metal
- Expansive porches
- Pressed metal bays and turrets
- Irregular rooflines with many dormers and chimneys



## Folk Victorian (1870-1910)

With their spindles and porches, some Folk Victorian may suggest Queen Anne architecture. But, unlike Queen Anne designs, these are orderly, symmetrical houses. They do not have towers, bay windows or elaborate moldings.

### Common Characteristics

- Low-pitched pyramid shaped roof
- Front gable and side wings
- Square, symmetrical shape
- Brackets under the eaves
- Porches with spindle work or flat jigsaw-cut trim



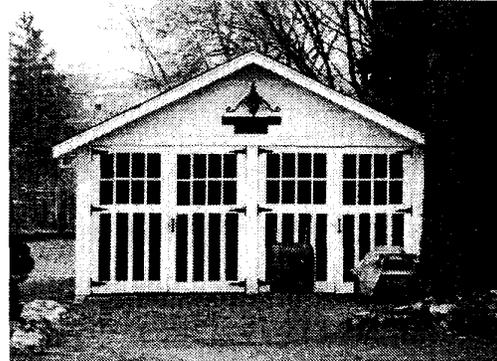
## Colonial Revival (1880-1955)

This style combines elements of both Federal and Georgian architecture, which were popular styles in America in the 1700s and 1800s.

Typically, they are built from brick or sided with clapboard or shingles.

### Common Characteristics

- Symmetrical facades, often with side porches
- Red brick or wood clapboard walls
- Entrances decorated with sidelights, transoms, columns and pediments
- Either hip or gable roof, often with dormers
- Generally trimmed in white



Garage



## Tudor Revival (1890-1940)

Based on English architecture from the 1500s and 1600s, Tudor Revival gained great popularity as a residential style in America during the early 20<sup>th</sup> Century.

### Common Characteristics

- Asymmetrical massing
- Brick and stone 1<sup>st</sup> floors
- Half-timbered upper floors
- Diamond paned casement windows
- Steeply pitched, intersecting gable roofs
- Tall decorative chimneys



## American Foursquare (1895-1930)

Post-Victorian style of single-family house, prized for its ease of construction, practicality and roomy interior. Name derived from layout of four rooms up and four rooms down. This style of house is found throughout Glen Ellyn.

### Common Characteristics

- Cubic shape
- Hipped roof, usually with dormers
- Broad front porch, sometimes enclosed
- Little use of ornament
- Built in a wide variety of materials including: wood, brick and stucco



Garage

### **Cottage (1890-1940)**

The small, fanciful cottage is a sub-type of the Tudor Revival house style. Based on cottages built in England since medieval times. A massive chimney often dominates the front or one side of the house.

#### **Common Characteristics**

- 1 1/2 stories
- Asymmetrical design
- Ornament restricted to around windows and beneath the roofline
- Brick stone or stucco siding
- Small dormer windows



### **Gable Front/Farmhouse (1895-1930)**

Gable Front houses were inexpensive and easy to build. They were particularly well suited to narrow lots in rapidly expanding cities. This type of house could easily be dressed up with whatever details were characteristic of high-style homes at the time.

#### **Common Characteristics**

- Rectangular floor plan
- Front facing gable
- Few details



**Gable Detail**

## Craftsman Bungalow (1905-1930)

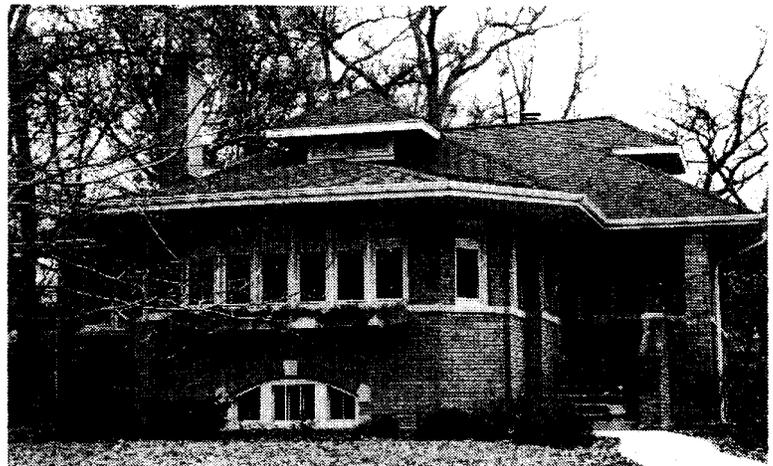
The Craftsman style, popular in the early 1900s, was encouraged by the growing American interest in bungalows and informal floor plans. Glen Ellyn has a variety of bungalow styles: California, Chicago and Craftsman types are all represented.

### Common Characteristics

- 1 1/2 stories
- Horizontal proportions
- Wood walls and decorative detailing, including porch railings, shingles and exposed rafters
- Multiple gable roofs
- Dormers on the 2<sup>nd</sup> floor
- Variety of materials including: brick, stucco and clapboard



Garage



## Dutch Colonial (1900-1945)

Based on the style of houses built by Dutch settlers of New Amsterdam (New York) in the 1600s, this style was popular during the first half of the 20<sup>th</sup> Century.

### Common Characteristics

- Symmetrical facades
- Doorways ornamented with columns, sidelights and transoms
- Gambrel roofs (similar in shape to a barn roof)

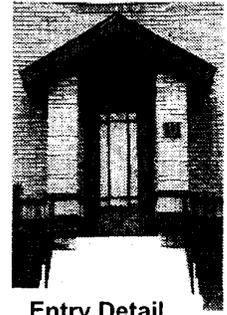


## Prairie (1900-1920)

Reflects the low wide prairie landscapes of Illinois. Prairie homes emphasize low horizontal elements such as low-pitched, hipped roofs with wide, overhanging eaves. Since this style was largely developed in the Chicago area, this style is well represented in Glen Ellyn.

### Common Characteristics

- Horizontal proportions
- Flat brick or stucco walls often outlined with wooden strips of contrasting color
- Windows with abstract geometric ornament
- Hip or gable roofs with wide overhanging eaves



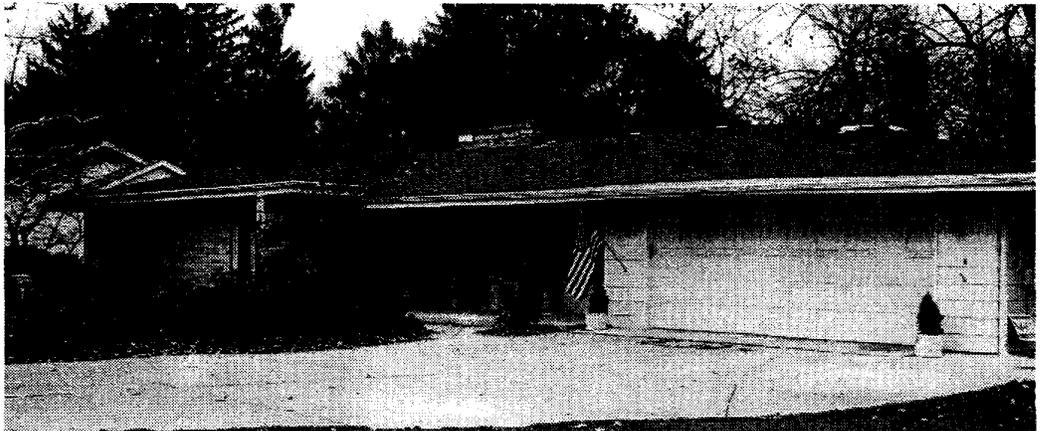
Entry Detail

## Ranch (1935-Present)

Growing out of the Modern style, but owing much to the Bungalow, Prairie and Cottage styles. Many of the floor plans are simple with an emphasis on openness with few interior walls and an efficient use of space.

### Common Characteristics

- Single story
- Low pitched gable roofs with deep-set eaves
- Horizontal rambling layout: long, narrow and low to the ground
- Rectangular, L-shaped or U-Shaped design
- Built from natural materials: oak floors, wood or brick exterior
- Lack of decorative detailing



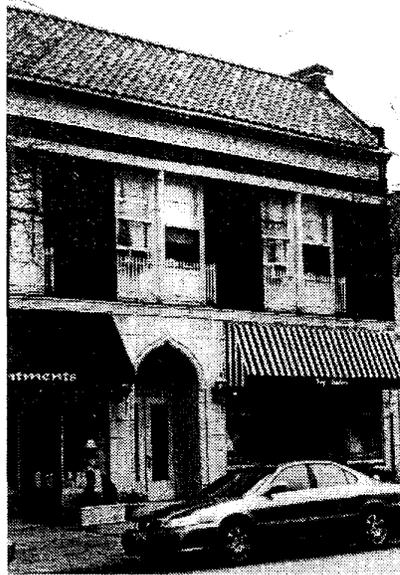
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## Glen Ellyn Commercial Style Guide

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### Eclectic Commercial (1895-1930)

Found in various locations on Main, Crescent, Pennsylvania, Duane and Forest streets, this style is dominated by storefront windows and traditional building ornament such as pediments and columns. Terra cotta was often used for detailing in a simplified manner on the second floor.



### English Tudor Commercial (1930s)

The Glen Ellyn downtown commercial district has many of the characteristics of the Tudor Revival style of architecture. The first two floors are mostly brick and there s decorative half timbering on the upper floors. Buildings have steeply pitched roofs with a prominent cross gable. The windows on the upper floors are tall and narrow with small panes.



## **Traditional Classical Revival Commercial (1970s)**

The Neo-Classical Revival style of architecture represents an appearance of strength and stability. The buildings constructed in this style were usually the most impressive structure on the block (Village Hall). In keeping with the appearance of permanence, the buildings were usually constructed of masonry. Prominent columns with decorative caps were often used in Glen Ellyn.



## **Modern Commercial (1960s)**

This new forward-looking style was influenced by the works of architect Mies van der Rohe. It is low-slung, smooth and streamlined. Large windows were also commonly used. Evolving out of the earlier International style, the Modern style commonly used in the 1960s and 1970s emphasized stark geometry and rejects ornament. The Giesche Building, designed by Glen Ellyn-based architect Fran Allegretti, is an excellent example of this style.



## Chapter Three:

# Documenting The Teardown Threat

The teardown phenomenon sweeping across neighborhoods throughout the United States can have detrimental and irreversible effects. Some impacts are physical, some are environmental, and some are social. Illustrations of the physical effects can be found elsewhere in this report.

The social effects of teardowns are more difficult to understand and to measure. There are subjective aspects and the values of residents also change over time. Commonly, residents have difficulty pinpointing what it is they value in the community until those features are gone.

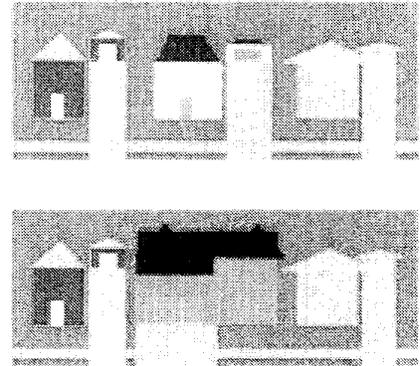
By studying the lessons learned in other communities affected by teardowns, it may be possible for Glen Ellyn to take appropriate measures to avoid these same adverse impacts on the small-town atmosphere that many of the village's citizens have come to appreciate.

### Physical Impacts Related to Teardowns

- Loss of greenery caused by the removal of trees, paving of front yards, and decreased size of backyards.
- Neighboring residents lose sunlight as they are overshadowed by the new larger structure.
- New residences often have little to no design relationship to adjacent buildings.
- The spacing of buildings and the staccato rhythm of openings and green space within the streetscape is disrupted (see illustration).
- Loss of quality historic design, construction techniques, and materials.

### Environmental Impacts Related to Teardowns

- Increase in noise pollution from construction activities.
- Drainage and sewage problems related to loss of permeable surfaces.
- Damage to streets from construction traffic.
- Debris from building demolition accounts for more than half the available landfill space in the United States, according to recent studies.



**Out-of-scale residential infill construction (bottom) can dramatically alter the existing character of community streets (top).**

## Social Impacts Related to Teardowns

- § Decreased safety due to construction traffic and on-street parking.
- § As front yards are replaced by driveways, the way children play, people garden, and the community interacts will be affected.
- § The way the community celebrates and expresses holiday cheer will change as garages dominate the front yard and replace picture windows, etc.
- § A sense of neighborhood continuity and stability is lost when speculative developers *rather* than residents control the neighborhood's destiny.
- § Decrease in the number of first time homebuyers and elderly because of lack of affordable housing stock.
- § Diminishing economic diversity of population.

Census	Census	Census	Estimate	Projection
1970	1980	1990	1999	2004
3.44	2.8	2.64	2.63	2.62

Area/ Income Class	Census 1980	Census 1990	Estimate 1999	Projection 2004
Less than \$15,000	20.5%	9.4%	4.2%	3.0%
\$15,000 to \$24,999	20.6%	9.0%	4.6%	3.2%
\$25,000 to \$34,999	20.5%	11.6%	7.1%	5.1%
\$35,000 to \$49,999	21.7%	17.5%	15.0%	13.3%
\$50,000 to \$74,999	8.3%	24.6%	21.4%	19.4%
\$75,000 to \$99,999	6.1%	13.4%	16.6%	17.0%
\$100,000 and Over	2.3%	14.5%	31.1%	39.0%
Per Capita Income	\$11,886	\$24,151	\$37,604	\$46,664
Median Household Income	\$29,420	\$51,916	\$71,760	\$82,126

According to Glen Ellyn's April 2001 Comprehensive Plan, 220 homes were torn down between 1993 and 2000. Forty-six homes were lost in 2000 alone. In June 2000, Christensen Contracting Corporation purchased the home at 750 Highview for \$287,000. Six months later, the new four-bedroom house built on the site was listed at \$1.265 million on [www.chicagotribune.com](http://www.chicagotribune.com). This escalation is not an anomaly, but part of an overall trend. The home at 681 N. Park sold for \$329,000 in 1997. In 2000, the new house built on the site sold for \$1.3 million.

In addition to cost, the scale of these larger homes is often insensitive to neighboring homes and, therefore, neighboring homeowners. Existing homeowners are not shy about expressing their frustrations. For example, when old houses are torn down and new ones built, neighbors are inconvenienced by construction traffic. Then, as the new building begins to rise and spread, it is not uncommon for neighbors to find large shadows cast onto their properties and their yards damper from the new house's rainwater runoff. One homeowner on Euclid Avenue also noted that his new neighbors often walk onto his property to get to their backyard due to the lack of a side yard. Whether this is fact or fiction, animosity is present as the frustration that established homeowners feel toward the new construction is projected onto the new homeowner as well.

All of these factors work to diminish the small-town atmosphere that many Glen Ellyn residents value about their community (see the June 2000 Community Attitude Study). If scenarios similar to the ones above continue to be played out, the friendly, small-town atmosphere that citizens have come to appreciate will surely be jeopardized.

In September 2002, the Citizens for Glen Ellyn Preservation surveyed village citizens regarding their feelings on teardowns. Although the final compilation of the results had not been released at the time of this report, here are some of the most common comments from residents.

But let us suggest a possible short-term remedy for the demolition problem, and that is a moratorium on new residential building permits until the Village of Glen Ellyn has updated and modernized the existing waste disposal sewer system.

*Animosity is present as the frustration that established homeowners feel toward the new construction is projected onto the new homeowner as well.*

## Homeowner Comments

It is absolutely clear that the system is currently over-taxed and that this problem continues to worsen with every teardown that is rebuilt (or every garage demolished to make way for another condo building). It does seem a bit unjust that owners of homes are now required to subsidize the teardown process by installing overhead sewers to protect their homes from waste backup.

No more senior citizen buildings please. Why do we permit such cheap, tacky buildings? What's with the brick front? Do they think we never look around the corners? Brick front should be outlawed.

Not all houses are worth saving but when one comes down, the HUGE new houses almost always look out of place and changes the character of the neighborhood.

*I m also concerned when an historic \$250,000 bungalow on a large lot is replaced by a \$750,000 mansion.*

I m also concerned when an historic \$250,000 bungalow on a large lot is replaced by a \$750,000 mansion. Property values are not the only thing that matters. What about economic and ethnic diversity? The character of a town is about inclusivity as well as architecture. I want both historic character and the possibility for people of varied economic backgrounds to live here.

I m glad a group is finally getting together to protect historic Glen Ellyn. It is too late to save Glen Ellyn's charm and small town feel. We've lost valuable housing stock to developers. The mega-mansions are all over and different people are moving in. Our tax dollars will increase, but the charm is gone. The moment the downtown condos got higher than the tree line and pressed against the sidewalk and we could no longer see church steeples downtown, we lost the village.

I've lived in this village 33 years and I love living here. I love everything here and shopping in town. Please don't allow some organization or builder, who wants to make a profit on a site they care nothing about, to name their way. High rises (frown face). Glen Ellyn is a refuge!

# Recent Teardowns: Before and After

After

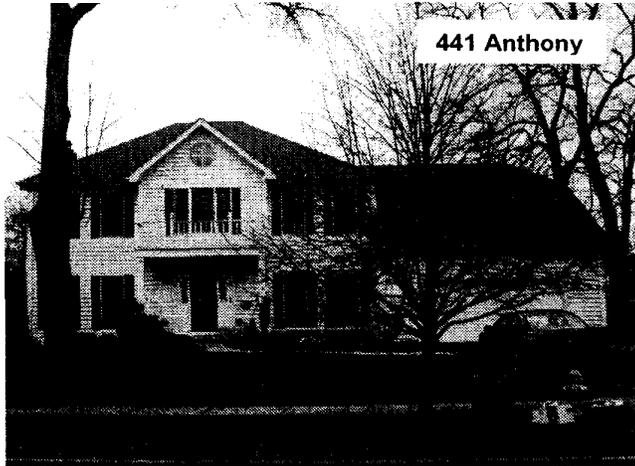
327 Anthony



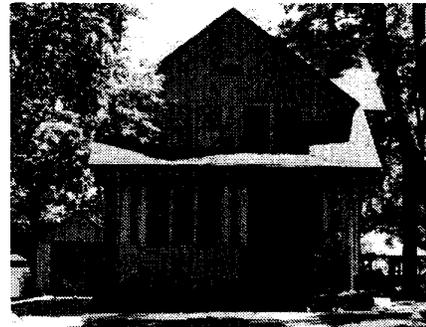
Before



- Interrupts height pattern of neighborhood, causing shadow effect on adjacent homes
- Garage and driveway are the predominant visual features
- Encroaches on adjacent homes
- Loss of front yard to pavement



441 Anthony



- Garage is as large as a small home
- The lack of porch and yard lessens neighborhood interaction
- Mass of the building is inconsistent with the neighborhood
- Loss of trees and green area

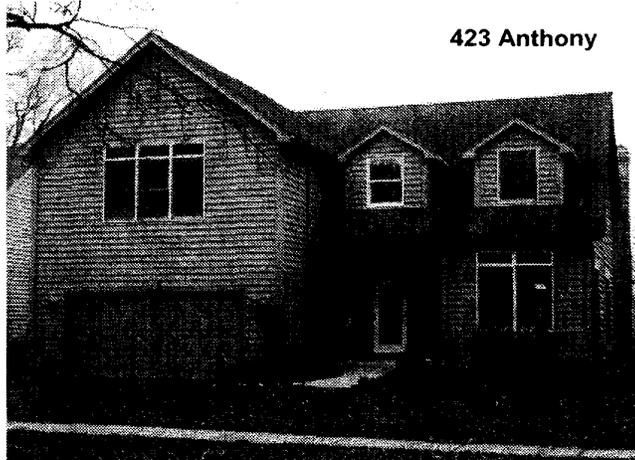
**After**



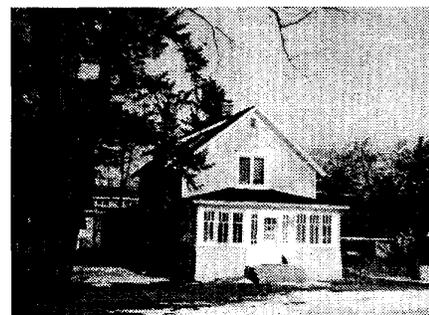
**Before**



- Garage creates a blank face to side street
- Loss of side yard and craftsmanship
- The building is too bulky and tall for scale of neighborhood



- Garage is the main visual feature
- The lack of a front porch lessens neighborhood interaction
- Massing is inconsistent with neighborhood



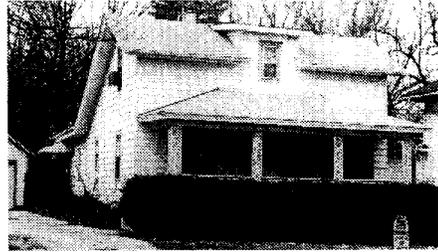
- Garage is half of the building
- Loss of green space to pavement
- Windows are too small for elevation
- Fa ade is flat and visually uninteresting

## After

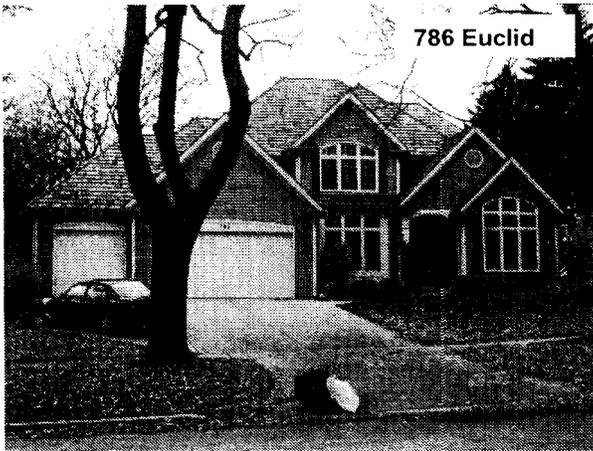
348 Taylor



## Before



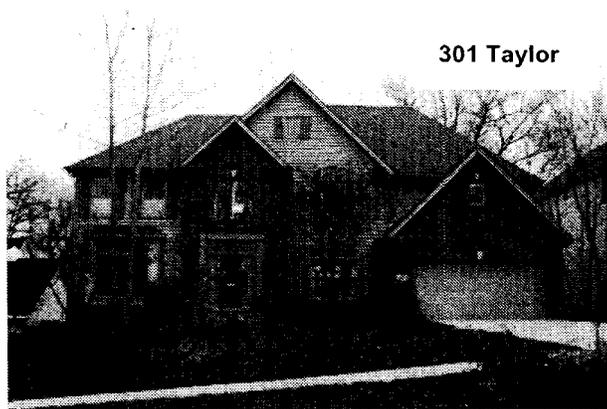
- Front door is obscured by garage
- Building is out of scale with other homes in neighborhood
- Loss of front yard caused by size of driveway



786 Euclid



- Loss of craftsmanship and character
- Home is very automobile oriented
- Significant loss of green space to three-lane drive
- Multiple rooflines create cluttered appearance



301 Taylor

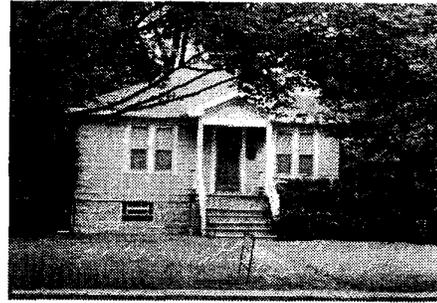


- Garage roofline too prominent
- Loss of craftsmanship and side yard
- Home has no discernable style

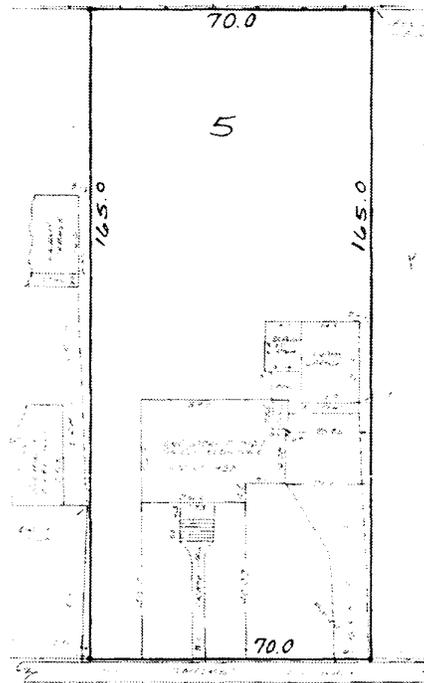
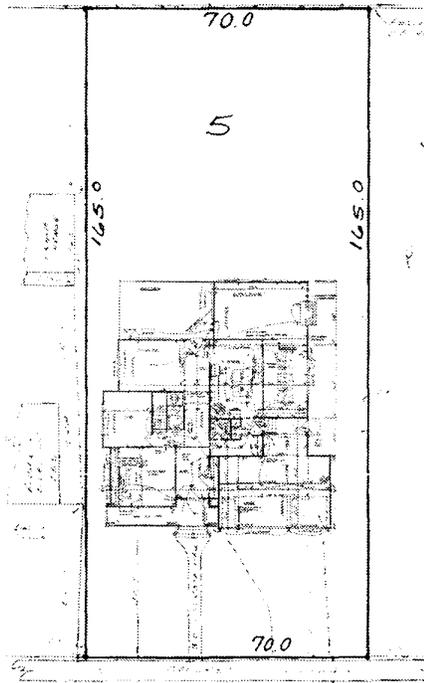
After



Before



- Garage is almost as large as house
- Encroaches on adjacent homes
- Mass is out of scale with other houses in neighborhood
- Building is three times larger than original home (see site plans below)



# Lessons Learned From Other Communities

Teardowns are a hot topic around the country as cities and suburbs have begun losing much of their architectural heritage to new construction. Called Bash and Builds, Starter Castles, McMansions, Monster Homes, Big Box Victorian, and Snout Houses, among other names, these new structures are out of scale with their surrounding neighborhoods and often replace historic buildings that contributed to the community's character.

A number of towns have recognized the impact of teardowns and instituted regulations that have helped slow down the trend. Articles covering these efforts abound in both national and local media. The National Trust for Historic Preservation recently published a report, *Protecting America's Historic Neighborhoods: Taming the Teardown Trend*, that outlines the causes and effects of teardowns.

Lessons learned about teardowns from other communities can be valuable for Glen Ellyn. This section focuses on towns around Chicago that are also faced with the issue of teardowns and how citizens are responding to them.

## **Elmhurst is located 20 miles west of Chicago: (population: 42,762)**

I think it's a shame Elmhurst doesn't do more to protect pieces of history. If there was anything I thought could be done, it wouldn't be that way. — Adele Neubauer, realtor with Schiller Real Estate in Elmhurst (*Elmhurst Press*, 2-22-02)

I'm not against improvement; I'm not against additions. But they should fit in with the nature of the community and the size of the lot. Some of them seem to overpower the lot and certainly seem to be out of character with the house next door. — Olivia Gow, former Elmhurst Alderman (*Chicago Tribune*, 11-11-01)

### **Current Tools/Actions:**

- Demolition moratorium proposed in Fall 2002; not acted on at press time.
- No preservation ordinance; hence, no protected local landmarks

## Elmhurst



**This Walter Burley Griffin-designed house was demolished in 2002. It is scheduled to be replaced by two new residences.**

## Naperville

**Located 28 miles west of Chicago; immediately east of Aurora (population: 128,000)**

Awareness is the first step. — Stacey Schillerstrom, co-president of Community First in Naperville (Tribune 1-13-02)

Teardowns were not thought of back in 1989. But increasing the size of the setback may not be as important as indicating that setbacks within a zoning district ought to fit with the most comparable lot. — Gary von Behren, City Council Member (Tribune 10-12-01)

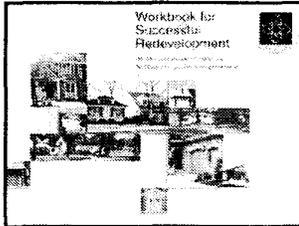
The educational tool that this group has put together can be put in front of a home builder. — Gerry Cassioppi, secretary and director of Community First (Tribune 2-9-02)

You have to look at the overall picture: what is a neighborhood? It's people walking around, having a sense of belonging. — Ellen Shubart, member of the Campaign for Sensible Growth (Daily Herald 9-21-02)

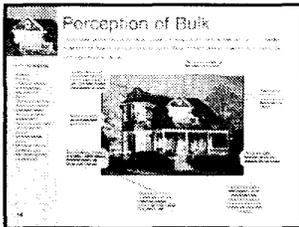
If someone is putting in this large home that has a completely different aspect to it, it may ruin that feeling, make people feel there's not a neighborhood character. Not to mention that the larger houses often overwhelm the houses next to them and block out light. Or sometimes these buildings leave (neighbors) faced with a blank wall. — Ellen Shubart (Daily Herald 9-21-02)

There are some post-war neighborhoods that are starting to be recognized as historic and that's going to continue. — Jim Lindberg, co-author of the National Trust for Historic Preservation teardown report (Daily Herald 9-21-02)

I think we also have to think...what part of that area are we going to save so that in year 2070, you can look back and say, That was an interesting piece of architecture, and people are still living there. — Ellen Shubart (Daily Herald 9-21-02)



**Cover page of the workbook designed by Naperville's Community First.**



**Sample page from the workbook demonstrating bulk.**

### **Current Tools/Actions:**

- Survey
- Educating the public
- Design workbook
- Design guidelines
- Appeal process for new homes
- New driveway minimum
- Floor-area ratio of 30% required
- Placement of garage and landscape review
- Front-yard setbacks

**Hinsdale is located 21 miles west of Chicago  
(population 17,049)**

**Hinsdale**

The growth is attributed, in part, to active teardown of older housing to make way for larger homes. The village estimates that roughly 15% of the housing stock is subject to teardown activity. Remodeling and building additions also spur considerable tax base growth. — Excerpt from the village's AAA credit rating from Standard & Poor's, a financial analyst and rating service

They said the house makes the house next door look like a dog house. It's out of scale with what's next door, what's across the street, what's behind it. — Jean Follett, member of Hinsdale Historic Preservation Commission (*USA Today*, 3-13-02)

Additions very often are out of step with their neighborhood design-wise and because they're so huge. — Marya Morris, senior research with Chicago-based American Planning Association (*Pioneer Press*, 6-27-01)

We're creating a new ghetto. We're pushing affordable housing into the outer fringes of suburbia. — Jean Follett (*USA Today*, 3-13-02)

If there's a message to be sent, it's that the village should keep tabs on the situation so it doesn't get out of hand. We need to be proactive. — Jamie Hogan, real estate broker with Erdenberg Otten & Associates (*Pioneer Press*, 6-27-01)

**Current Tools/Actions:**

- Maximum building height recently reduced
- Required size of side yard recently increased
- Stricter limits on FAR (floor-area ratio)
- Bonus offered to those who build unattached garages, which do not count as floor space in FAR
- Zoning incentives for building a front porch
- Zoning incentives for building with more traditional home features
- Existing landmark ordinance requires owner consent



**W.H. Knight House, built in 1894 and demolished in 2001. William Knight's wife was the daughter of Hinsdale's founder.**

## Arlington Heights

**Arlington Heights is located 28 miles northwest of Chicago (population 75,460)**

The topic of teardowns is a very complicated, very controversial issue. I don't think anyone is saying all teardowns are bad. I think the message is keeping some checks and balances. — Charles Witherington-Perkins, Arlington Heights Director of Planning and Community Development (*Daily Herald*, 9-21-02)

### **Current Tools/Actions:**

- Teardown requests approved by design commission
- Possible changes to ordinance to include height restriction, lot coverage, and FAR

## Wilmette

**Wilmette is located 20 miles north of Chicago (population 27,651)**

Responses below are from a survey taken in 1999: 60% responded that new homes were oversized. (Reported in *Chicago Tribune*, 8-5-99)

- There seems to be a contest to see who can build the largest house that towers over the other houses.
- Increases unaffordable housing, the property values and taxes are increasing rapidly.
- My block has looked like a war zone for four years.
- Terrible mistakes are being made. These houses are constructed by developers who don't have to live with their creations.

### **Current Tools/Actions:**

- Village-sponsored survey relating to teardowns
- Historic Preservation Commission proposed village landmarks ordinance be amended to permit the designation of historic districts

**Kenilworth is located 22 miles north of Chicago (population 2,494)**

**Kenilworth**

We're trying to slow down the losses by reviewing other options, like rehabbing a structure, with the owner first. — Hamilton Kerr, Village Board President

**Current Tools/Actions:**

- Six month review process before granting a demolition permit
- Basement garages count in bulk calculations
- Architectural review committee decides which homes are architecturally significant
- 35 building height maximum

**Northfield Township is located 20 miles north of Chicago (population 5,389)**

**Northfield Township**

Now I sit and stare at six to eight windows staring back down on me. It makes me kind of uncomfortable. — Michael Hogg, citizen (*Chicago Tribune*, 12-2-01)

The important thing is for communities to be looking at all their standards — for water, for drainage, for architecture and lot sizes. — John Paige, director of planning services for Northeastern Illinois Planning Commission (*Chicago Tribune*, 12-2-01)

**Current Tools/Actions:**

- Grading standard before getting a building permit, which slows down building permits

**Winnetka is located 21 miles north of Chicago (population 12,419)**

**Winnetka**

**Current Tools/Actions:**

- Local landmark ordinance requires owner consent
- Demolition permit application process requires owner to conduct an historic architectural impact study



**Hubbard-Brach House was built in 1854 and demolished in 2001. It was the home of early settler Gilbert Hubbard**

Geneva

**Geneva is located 43 miles west of Chicago  
(population 19,515)**

**Current Tools/Actions:**

Task force of ten members created to research, review, and refine zoning ordinance to address teardowns

Lake Forest

**Lake Forest is located 33 miles north of Chicago  
(population 20,059)**

**Current Tools/Actions:**

- One-year demolition permit delay
- Tree preservation and landscape ordinance
- Local landmark ordinance
- Real estate rider explaining village's commitment to preservation

Highland Park

**Highland Park is located 28 miles north of Chicago  
(population 31,365)**

**Current Tools/Actions:**

- Six-month demolition permit delay
- Local landmark ordinance

Glenview

**Glenview is located 20 miles north of Chicago  
(population 41,847)**

**Current Tools/Actions:**

- Sixty-day demolition permit delay

Chicago

**Population 2,896,016**

**Current Tools/Actions:**

- Stricter height cap enacted in 2001 for new construction
- Zoning ordinance being revised 2002-04
- Local landmark ordinance does not require owner consent

## Chapter Four:

# Tools for Managing Change

### Historic Preservation Tools

Our survey of central Glen Ellyn revealed a vast array of architectural styles that contribute to the unique character and historic fabric of the community. The historic appeal of Glen Ellyn is due not simply to its fine collection of Queen Anne Victorians of the 1890s but, rather, to an entire group of buildings that create a timeline of the community's successive decades of development. This diversity of architectural styles provides visual interest, while the consistency of scale, massing, and setbacks creates a neighborhood rhythm and harmony. Trees and landscaping help to further unify the built environment. Unfortunately, the current teardown trend threatens this delicate aesthetic balance.

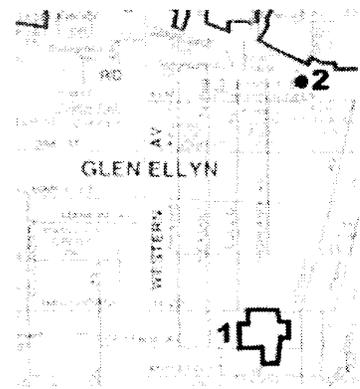
Glen Ellyn should use historic preservation as a tool to balance future growth. Traditional landmarking through local designation of individual buildings and districts, along with new tools such as conservation districts, should help to facilitate the restoration of historic structures and the construction of architecturally compatible new buildings. Additionally, a range of incentives are available which provide economic benefits for designated national and local landmarks.

**The National Register of Historic Places (NRHP)** is a federal program that operates under the auspices of the National Park Service. The program has been in existence since 1966 and is administered by the Illinois Historic Preservation Agency.

Currently, Glen Ellyn has two listings on the National Register of Historic Places (see map at right).

1. Glen Ellyn Main Street Historic District  
Main Street, between Cottage and Hawthorne  
Designated 10/29/84
2. Stacy's Tavern (1846)  
Geneva Road and Main Street  
Designated 10/29/74

### National Register Listings in Glen Ellyn



- 1: Main Street**  
**2: Stacy's Tavern**

#### Main Street Historic District:

##### Significant Buildings:

- Benjamin T. Gault House (1890), 592 Main
- John Newton Nind House (1876), 591 Main
- Whittle/Meacham House (1889), 583 Main
- Joseph McChesney House (1891), 574 Main
- Henry Fennamore House (1874), 563 Main
- Nelson P. Dodge House (1884), 549 Main

##### Contributing Buildings:

- Craftsman Cottage (1920), 571 Main
- Craftsman Cottage (1925), 569 Main
- William C. Newton House (1891), 564 Main

The **Investment Tax Credit** is an income tax credit equal to 20% of the cost of rehabilitation for owners who rehabilitate an income-producing property.

**Requirements:**

- Property must be listed on the NRHP, either individually or as a contributing building in a historic district.
- Owner must spend an amount greater than the adjusted basis for the building.
- Rehabilitation must be in compliance with the Secretary of the Interior's *Standards for Rehabilitation*.
- Building must be income-producing — i.e., residential rental, commercial, industrial or agricultural.

## National Register Recommendations

- **Revise and resubmit the National Register nomination for the Glen Ellyn Downtown Business District, taking into consideration the following suggestions.**
  - Expand the boundaries of the proposed district to encompass Pennsylvania Avenue to the north and Hillside Avenue to the south.
  - Develop the context section of the nomination by including a description of the important role this area played in the overall development of the Village of Glen Ellyn. Describe how the individual buildings of significance are integrated into this history. Explain the reason for the proliferation of Tudor Revival style architecture for commercial buildings in the early 20<sup>th</sup> Century.
  - Consider inclusion of several architecturally significant mid-20<sup>th</sup> Century modern buildings in the proposed district, such as the Giesche Shoe Store Building.
- **Consider future National Register nominations including the expansion of the existing Main Street Historic District to include more of the A- and B-rated buildings identified in this report's survey.**
- **Investigate a possible National Register District in the southwest area that was surveyed (see map on page 14). This would help promote additional rehabilitation efforts.**
- **Promote the use of financial incentives, such as the investment tax credit and tax freezes, which are available to property owners in National Register Districts.**
- **Apply for Federal Matching Grant Funds (for surveys, walking tours, etc.) once Glen Ellyn receives Certified Local Government status.**

**Federal Matching Grant Funds** are offered through the Illinois Historic Preservation Agency to Certified Local Governments to help implement local preservation programs. The funds can be used for a variety of projects, including surveys, preservation plans, staff support, and public education.

The **Illinois Register of Historic Places** was established around 1980. However, in 1988, a clause was added requiring owner consent for designation, which has rendered the Illinois Register an ineffective preservation tool. There are no Glen Ellyn properties listed on the Illinois Register.

The **Illinois Historic Sites Survey** was conducted in the early 1970s under the auspices of the Illinois Department of Conservation. The survey created an inventory of historically significant sites in Illinois. Glen Ellyn has 15 sites listed on the survey (see list at right).

The **Illinois Property Tax Assessment Freeze** has been a very effective program for encouraging rehabilitation of historic properties. The value of the property for real estate tax purposes is frozen at the pre-rehabilitation level for eight years. Then a gradual step up to the actual assessed value occurs during the next four years. In some communities where property taxes have steadily increased in recent years, this can save an average homeowner thousands of dollars.

Requirements:

- Property must be listed on the National Register or must be a designated local landmark (individual or district) by a certified local government.
- Building must be an owner-occupied residence of one to six units, a condominium or a cooperative building.
- Rehabilitation must be done in compliance with the Secretary of the Interior's *Standards for Rehabilitation*. The project will be reviewed by a staff architect with the Illinois Historic Preservation Agency.
- Owner must spend at least 25% of the building's fair market value on an approved rehabilitation project.

### State-Level Recommendations

- **Encourage and promote the use of the Illinois Property Tax Assessment Freeze by property owners.**
- **Establish a Main Street Program for the Glen Ellyn downtown commercial area, if and when the program is again funded by the state.**

The **Illinois Main Street Program** coordinated the National Trust's Main Street program at the state level. Since 1980, the National Main Street Center has worked nationwide with communities to revitalize their historic commercial areas. This program can be customized to address a community's local issues and concerns. More than 60 Illinois cities and towns participated, including St. Charles and Forest Park.

### Glen Ellyn Listings on Illinois Historic Sites Survey

- John D. Ackerman House (1840s), 633 St. Charles
- Stacy's Tavern (1846)<sup>1</sup>, 555 Geneva
- Stacy's Tavern Historical Marker
- George D. Woodworth House (1884), 579 Forest
- John Newton Nind House (1876)<sup>2</sup>, 591 Main
- Benjamin T. Gault House (1890)<sup>2</sup>, Main
- Whittle/Meacham House (1889)<sup>2,3</sup>, 583 Main
- Henry Fennamore House (1874)<sup>2,3</sup>, 563 Main
- Nelson P. Dodge House (1884)<sup>2</sup>, 549 Main
- Lawrence C. Cooper House (1893)<sup>3</sup>, 545 Park
- Ward B. LeStage House (1893), 570 Anthony
- Philo W. Stacy House (1893), 677 Highland (moved from 678 Main)
- Arlene Hodgson Osman (Centennial Farm), 208 Forest
- Civil War Memorial (erected 1937), Crescent Boulevard, east of Park Boulevard
- Glen Ellyn Hotel Historical Marker, Lake Drive at Lake Ellyn

<sup>1</sup> Listed on the National Register of Historic Places

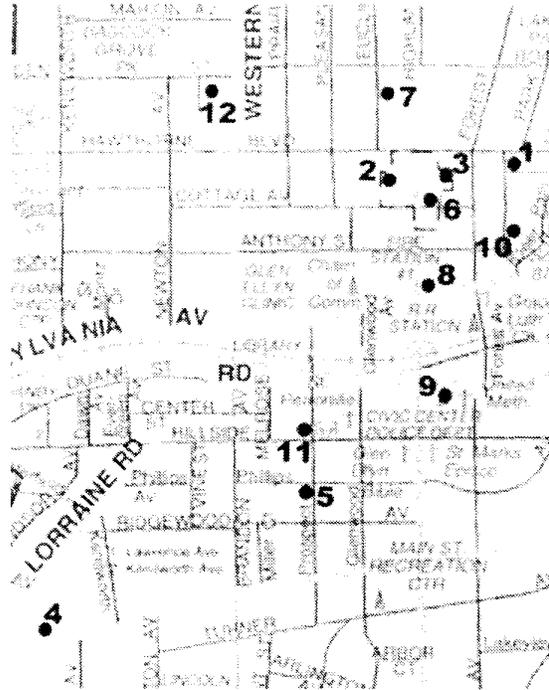
<sup>2</sup> Significant Building in the National Register Glen Ellyn Main Street Historic District

<sup>3</sup> Glen Ellyn Landmark

## Glen Ellyn Landmarks

1. Ada D. Harmon House (1892), 577 Park Designated 1/13/92
2. Joseph McChesney House (1891)<sup>2</sup>, 574 Main Designated 1/13/92
3. Whittle/Meacham House (1889)<sup>2</sup>, 583 Main Designated 1/13/92
4. 1912 Sears Home, 272 Hill Designated 10/11/93
5. Victorian Farm House (1893), 364 Prospect Designated 10/11/93
6. Henry Fennamore House (1874)<sup>2</sup>, 563 Main Designated 10/11/93
7. 1921 Sears Home, 627 Euclid Designated 7/11/94
8. U.S. Post Office — Mural Settlers (1930s), 528 Pennsylvania Designated 11/28/94
9. Village of Glen Ellyn Civic Center (1927), 535 Duane Designated 11/28/94
10. Lawrence C. Cooper House (1893), 545 N. Park Designated 9/23/96
11. Queen Anne Victorian House (1893), 404 Prospect Designated 2/14/00
12. Davis Family Farm House (1892), 633 Davis Terrace Designated 6/27/02

<sup>2</sup> Significant Building in the National Register Glen Ellyn Main Street Historic District



## Glen Ellyn Local Landmarks

Historic preservation is most meaningful at the local level because historic resources can be protected through legal ordinance. In 1968, the Glen Ellyn Historic Sites Commission was established. It lacked power and was replaced in 1991 by the Commission on Glen Ellyn Landmarks. Today, local landmarks are recommended for designation by the Commission and designated by the Village Board of Trustees. The Glen Ellyn Historic Preservation Ordinance, however, requires owner consent for designation.

Currently, Glen Ellyn has 12 individually designated local landmarks (left), but no local historic districts. However, only two landmarks have been designated since 1996, largely due to the ordinance's owner-consent provision, which has discouraged many designations. The Commission on Glen Ellyn Landmarks should be commended, however, for recognizing a variety of architectural styles in its designations. The two Sears house landmarks are as important to defining the contextual development of Glen Ellyn in the early 20<sup>th</sup> Century as the Victorian homes are to its growth in the late 19<sup>th</sup> Century. Continue to expand the range of architectural styles that are landmarked to include high-quality examples from every major period of development in Glen Ellyn, such as the Giesche building, designed by local notable architect Fran Allegretti.

The **Glen Ellyn Historical Society's Plaque Program** is an honorary recognition for historic homes. While this program provides no protection to plaqued properties, considerable research is conducted to determine the historical significance of the building and its owners to the development of Glen Ellyn. Since 1972, nearly 50 homes have been recognized with a GEHS Plaque.

The Village of Glen Ellyn presents annual awards recognizing outstanding achievements in restoration, remodeling, and construction. In addition to the **Restoration of the Year Award**, two new categories are being added to include the **Architectural Details of the Year** and the **Streetscape Compatibility of the Year** awards.

The **Glen Ellyn Commercial Facade Rehab Loan Program** provides financial assistance to commercial building owners for improvements to the exterior of buildings which are visible from the public right of way.

A 25% matching grant program offers up to \$5,000 for the first \$20,000 of improvement costs, while a loan program is available for projects exceeding \$50,000 financed through a bank.

## Local-Level Recommendations

- **Obtain Certified Local Government status, which would enable the village — and its residents — to qualify for a variety of economic incentives.** It appears that Glen Ellyn currently meets the requirements to become a CLG.
- **Strengthen the village's historic preservation ordinance by removing all language requiring written consent of owner as a condition for individual landmarks.** The most effective local preservation ordinances do not contain this requirement. Absent the owner consent clause, an owner would still be given the opportunity to present his or her position during the public hearing process. The owner's opinion, as well as all other factors, then could be given due consideration by the Commission and by the Village Board. By having the consent clause, however, these issues never gain a public hearing. The result is an ineffectual landmark law.

### A Certified Local Government must:

- Have a preservation ordinance
- Establish a preservation review commission
- Maintain an active survey program to identify historic resources
- Provide for public participation

Certified Local Government status conveys benefits such as technical assistance from the Illinois Historic Preservation Agency and participation in the National Register process. Financial advantages of CLG status include priority eligibility for federal and state preservation grants, as well as matching grant funds to assist in the implementation of local preservation programs. Local landmark designation by a CLG allows homeowners to participate in the Illinois Property Tax Assessment Freeze.

- **Develop published design guidelines to help review new construction and additions.** Ensure these are consistent with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.
- **Expand the data forms provided by the historic preservation graduate students from the School of the Art Institute of Chicago by creating teams of volunteers to research building permits for individual buildings.**
- **Promote an addition friendly policy for existing landmarks or historic buildings.** Property owners should be made aware that landmarking does not prohibit or severely restrict alterations. In fact, the Commission recently approved an addition to the landmarked 1921 Sears Home at 627 Euclid Ave.
- **In order to encourage the designation of landmark districts, reduce the percentage of owner consent required for designation of a district to a 51% majority of responding owners.**
- **Establish a program to pursue designation of individual landmarks.** Compile a list of significant ( A -rated) buildings using the results of the School of the Art Institute's survey, as well as the Illinois Historic Sites Survey and the Glen Ellyn Historical Society's Plaqued Houses list. Set a goal to landmark a certain number of structures, such as three to five, each year. Actively pursue these designations by approaching owners to explain the importance of their building and the economic benefits of landmark designation.
- **Create an economic incentive for owners of local landmarks, such as a building permit fee waiver when work is done on a landmark.** Encourage creation of other incentives at the county level or below.
- **Request the Glen Ellyn Economic Development Corporation to give priority — or a higher grant match — for their Commercial Facade Rehab Loan Program to locally designated Glen Ellyn landmarks.** Revise the eligible improvements to conform to the Secretary of the Interior's *Guidelines*.

- § **Consider a grant/loan program for the rehabilitation of residential properties that is tied to certain income requirements.** The Chicago Historic Bungalow Initiative is a successful example of this type of program, which is also aimed at a certain type of building.
- § **Consider the creation of conservation districts in neighborhoods that do not meet the criteria for traditional historic district designation, but where teardowns are a threat.** The southern area of Glen Ellyn, which was surveyed in this study, could be a good candidate for this type of district.
- § **Promote the use of preservation easements to provide permanent protection to valued historic properties, such as those listed on the National Register of Historic Places.** An easement attaches permanent deed restrictions that ensure the historic character of the property that will be maintained for perpetuity. Easements do not require government involvement, but are monitored by non-profit organizations, such as the Landmark Preservation Council of Illinois. The owner receives a one-time tax deduction for a charitable contribution based on the appraised value.

**Conservation Districts** are a land-use or zoning tool used to preserve neighborhood character of an area that has architectural and historic merit but would not qualify for historic district status due to incompatible additions and new development. Conservation districts are often proposed for neighborhoods that are already experiencing redevelopment pressure. Some advantages of this approach:

- Buildings in a conservation district are generally subject to a lesser level of design review than a landmark district. Design guidelines can require compatibility of height, scale, setback and rhythm of spacing. Additional guidelines may address trees and landscaping, location of garage, roof pitch, materials and other details.
- Nominations for designation may be initiated by a local landmarks commission or a percentage of the property owners.
- Conservation districts have been used in many cities nationwide, including Atlanta, Boston, Cambridge, Mass.; Dallas, Lincoln, Neb.; Memphis, Nashville, Omaha, Phoenix, Raleigh, Portland, Ore.; Tacoma, Wash.; and Roanoke, Va.
- Bozeman, Mont., established a conservation district that covers about 60% of the entire city. This encompasses nearly all of the buildings more than 50 years old in Bozeman. The district is characterized by unornamented cottages and craftsman bungalows built in the 1920s and 1930s.

# Regulating Infill Development

## Comprehensive Plan

The Glen Ellyn Comprehensive Plan, revised in 2002, establishes the ground rules for private improvement and development. The Comprehensive Plan provides a basis for the Zoning Ordinance, Subdivision Regulations and other development codes, all of which are used to implement planning policies and recommendations.

A major focus of the Glen Ellyn Comprehensive Plan, dating back to earlier versions from 1971 and 1986, is the preservation of the traditional residential character of the community. The Zoning Ordinance and other regulatory strategies are intended to protect and enhance the distinctive qualities and characteristics of the residential neighborhoods.

This is done by regulating the use of different land parcels, lot size, the height of buildings, the impact on adjacent land uses, and other specifics.

## Zoning Ordinance

Zoning and subdivision regulations in Illinois are authorized by the Illinois State Constitution and a number of specific legislative acts. Consistency with a comprehensive plan is one of the specific criteria used by the Illinois Supreme Court to judge the validity of a local zoning decision. Therefore, regulations designed to protect the character of residential neighborhoods are considered to be a valid and legal exercise of local powers.

The Glen Ellyn Zoning Code and the approved amendments through March 1, 2002, establish the zoning districts, permitted uses, special uses, minimum yard and lot requirements, maximum lot coverage ratios, maximum height, parking requirements, and a host of other specifics.

Periodic review of this zoning ordinance should focus on design guidelines, design review, bulk standards, FAR lot coverage ratio, setbacks, and other specific considerations.

Glen Ellyn has used other planning techniques to review and control new development. For example, property owners must complete several documents when applying for building permits that are designed to assist in the review process. These documents include the *Application for Building Permit*; *Minimum Plan Review Submission Requirements: 1 & 2*; *Family Dwelling Zoning Worksheet*; *Exterior Appearance Review* and/or *Sign Variation Application*.

## Other Existing Planning and Regulatory Tools

Opinion surveys, town meetings, focus groups, and interviews with community leaders and neighborhood residents are other ways that the village has attempted to build consensus about the future character of Glen Ellyn. For example, as part of continuing updates of the comprehensive plan and the zoning code, the village has held numerous public contact forums.

To further control new development, the village can consider additional ordinances other communities have found useful, such as demolition-delay ordinances. By establishing a required waiting period (from 60 days to one year) before demolition permits are issued, the community gains time to explore alternatives with owners of important historic structures. Demolition delay ordinances are useful only if they are part of an overall historic preservation program that also includes economic incentives for property owners to keep the historic building.

## Potential New Tools

An ordinance for the creation of local historic districts can protect historic sites and neighborhoods from demolition, insensitive alterations, and out-of-character new construction. The historic district ordinance can also reference design guidelines on how to build compatible, appropriately scaled additions and infill structures.

As mentioned earlier, ordinances for conservation districts can establish design review (for neighborhoods with shared characteristics) that is less stringent than the detailed review found in the historic district ordinance. Conservation districts address issues such as demolition and oversized new construction with less administrative burden than historic districts.

# Recommendations For Additional Regulatory Tools

## Increase Side Yard Setbacks

The village's existing zoning ordinance requires that the average new 50-foot-wide residential lot must have a side yard of *only six feet* or 10 feet for a 100-foot-wide lot. We feel this standard is inconsistent with the average size of existing residential side yards in Glen Ellyn. As a result, the spaciousness associated with many village residential streets—specifically, the space between buildings—is changing rapidly for the worse.

Our analysis, based on a detailed survey of more than 500 properties in Central Glen Ellyn, demonstrates that a majority of existing side yards are much larger than this. These larger setbacks are generally sufficient to accommodate a driveway on one side of the property and large enough on the opposite side to allow adequate spacing between buildings.

Although a final recommendation would be dependent on further analysis of specific neighborhoods, we feel that a side yard setback standard of *at least 20% of the lot frontage width* *DOUBLE the current standard* should be required, in order to maintain the existing character of Glen Ellyn's residential neighborhoods.

## Require New Garages To Be Located in the Rear Yards

Current village regulations include a zoning bonus for residential developments that locate their garages in the rear yard. While we applaud the logic behind this regulation, we do not believe it goes far enough.

We strongly believe that garage structures should be used but not seen. We feel that the appearance of garages located in the front yard detracts from the existing character of most of Glen Ellyn's neighborhoods. This is particularly true in today's residential marketplace, where the size of the garage often overwhelms the size of the main house—due to the multiple vehicles owned by the average household.

Garages in most sections of Central Glen Ellyn historically were located in rear yards. Often these garages were detached structures. Occasionally they were attached at the rear of the building. Returning to this pattern, we feel, would go a long way toward reestablishing the historic street character of residential neighborhoods and streets in Glen Ellyn.

We realize that, in a few instances, it may not be possible to locate a new garage in the rear yard. In those instances, the

negative impact of the garage can be greatly mitigated by (a) setting the bulk of the garage back from the mass of the residence and (b) by facing garage doors away from the street.

Many suburban communities have such a provision in their zoning ordinances. We feel this would greatly diminish the negative appearance that street-facing garage doors have on the desired small-town appearance of Central Glen Ellyn.

An unfortunate aspect of many new residential developments is the large paved area that occupies the front yard. We strongly feel these drop-off drives are unattractive and detract from the once-open green-yard character of Central Glen Ellyn's neighborhoods. These paved areas are seldom related to the off-street residential parking needs of residents.

We recommend that the only permitted paved areas in front yards be limited to the actual driveway that leads directly to the garage entrance. Wherever possible, driveways should be located within the side-yard setback, in order to minimize paved surface areas.

Glen Ellyn's zoning ordinance requires that a certain number of new trees be planted in association with new residential developments. It also requires a documentation of existing trees on those lots. However, based on our review of the ordinance, it does not require the retention of existing trees.

We propose that the village adopt zoning amendments that would require the preservation of existing trees with a dimension/caliper above the size of a standard replacement tree. Many communities across the country have tree preservation ordinances, which have been critical in maintaining the existing tree canopies along residential streets. (For more information, contact the Planning Advisory Service of the American Planning Association.)

The village's revised bulk and height limits went into effect in March 2002. It was unclear at the time of our study, however, just what impact the new standards have had on the character of new residential construction in Central Glen Ellyn.

As noted in Chapter Three of this report, the village's previous zoning standards permitted developments that, we feel, have not been consistent with the existing character of many portions of Glen Ellyn. It is important, therefore, that a review be conducted as soon as possible of the new projects that have been approved under the revised zoning amendments. This could be done by a citizens review board in consultation with the village's staff.

**Restrict Paved Areas  
In Front Yards, Except  
As Part of a Side  
Driveway**

**Preserve Existing  
Significant-Sized  
Trees**

**Review the Impact  
Of the Village's New  
Zoning Amendments**

# Encouraging Additions as an Alternative to Demolition

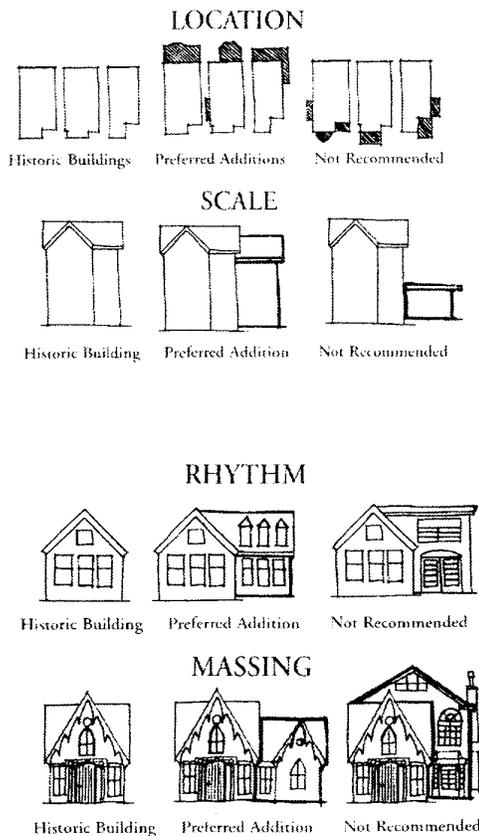
Looking at the current picture of Glen Ellyn, the image of construction activity seems to be teardowns. However, what is generally not visible are the other construction activities, such as additions to buildings. The fact that most of these additions are rarely noticeable is an indication of their harmony with the older, existing structures.

Glen Ellyn's spacious residential lots have made the community a prime target for teardowns. However, this feature also means that property owners have larger areas on which to build additions at the rear or side of the buildings.

In our opinion, the good examples of building additions in Glen Ellyn should be widely promoted — through awards and other publicity — in order to encourage rehabilitation and renovation of buildings rather than demolitions.

## Defining a Good Addition

How can a sensitive rehabilitation be done? The April 1997 of *Historic Illinois* magazine illustrates standards to consider in rehabilitating an historic building (left). These guidelines emphasize the importance of the location, rhythm, scale and massing of the addition.



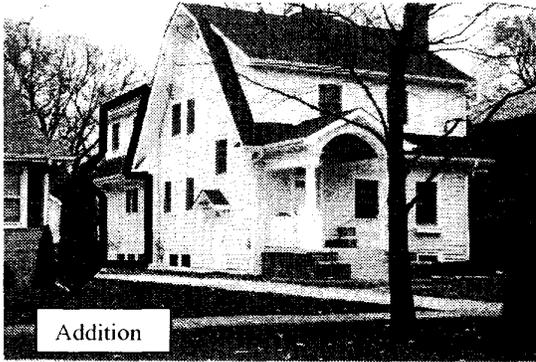
These examples are from: **You Can Have that Old House and A Great Room Too** in *Historic Illinois* (April 1997).

The first consideration is that the addition should not obstruct or destroy key features of the existing house. Character-defining elements, such as windows, cornices, original materials and exposed structural or decorative elements, especially on the main facade, should be saved. The scale and design of the addition should be secondary to the mass of the original building.

In most cases, streetfront facades are the most important. However, if the building is located on a corner lot, other elevations become equally important. A compatible design blends with the historic building, carefully presenting the new changes while not overpowering the existing building.

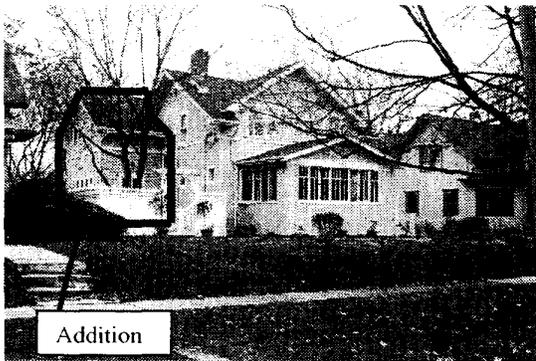
We feel the following examples, all located in Glen Ellyn, correspond to this definition of compatible additions.

# Recent Examples of Building Additions In Glen Ellyn



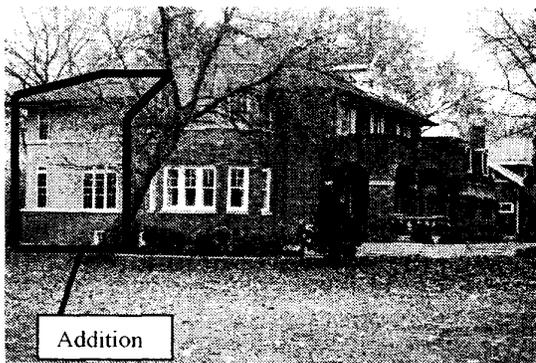
## 257 Forest Ave.

- Rear addition
- Original design features kept
- Continuation of materials
- Garage located at rear
- Good proportions



## 306 Forest Ave.

- Side and rear additions
- Consistent window style and rhythm
- Continuation of materials
- Reasonable scale
- Garage located at rear



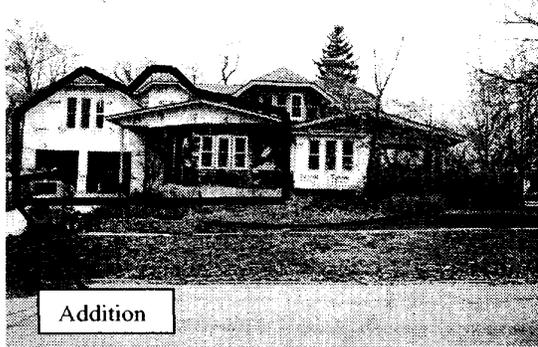
## 397 Park Ave.

- Rear addition
- Continuation of window style and cornices
- Color and materials in harmony with existing building
- Garage located at rear
- Reasonable scale



### **726 Duane St.**

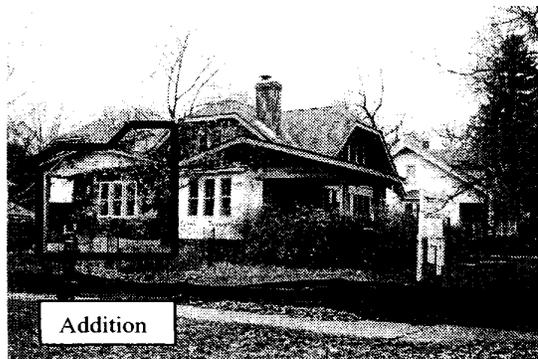
- Rear and side addition
- Consistent window style
- Color and materials in unity
- Cornice continued — broad overhang
- Garage located at rear
- Well proportioned; roof height of addition is below main building



### **Montclair and Duane, SW corner**

(Two views shown)

- Rear and side additions
- Same materials used
- Roofline design is continued
- Same window style used
- Large scale but good rhythm
- Multiple facades/forms reflect original design



# Building Community Support

Regulatory and preservation tools can successfully deal with land use and development issues but success depends on community support of them. Educational tools can help build the necessary long-term support for preservation activities, bring credibility and visibility to the programs instituted, and create political support for governmental programs.

In order to foster an appreciation for the architectural diversity of Glen Ellyn, the village should work further with the Glen Ellyn Historical Society to create educational programs and activities for residents. Some examples:

- Present lectures by local architects on the architectural styles of Glen Ellyn
- Plan an historic house tour, with accompanying brochure that could be used year round
- Create a poster promoting awareness of Glen Ellyn's architecture and history
- Increase the scope of the plaque program to include buildings less than 100 years old

Some of Glen Ellyn's historic homes may seem outdated and small to many prospective homeowners. There are ways, however, to encourage rehabilitation of these historic structures or the construction of new additions to them rather than accept new, largely character-less housing as the only solution, including:

- Owner-to-owner real estate listings, since many local homeowners may be interested in selling their property to another homeowner, rather than to a developer.
- Panel discussions creating awareness of the impact of teardowns on community atmosphere. These could be sponsored by the village and broadcast on cable-access television.
- Publications that could be distributed to homeowners to help guide their decisions towards community interest.
  - List of contractors available for rehabilitation and additions
  - Design guidelines

Promoting Knowledge  
Of Glen Ellyn's  
Architectural History

Promoting the  
Rehabilitation  
Of Existing Properties

## Establishing a Separate Preservation Workshop Program

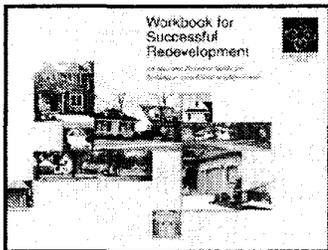
Community-wide workshops, sponsored by the Glen Ellyn Historic Preservation Commission or the Historical Society, could address issues and topics of interest and spread information throughout the village. These could be held quarterly or monthly at a regular time. Topics could include but are certainly not limited to the following:

- Glen Ellyn architectural history
- How zoning works and how additions can be built
- How to repair historic windows and other features
- How to design good additions
- What is considered appropriate new development

## Educating Developers

A common guideline when working with teardown trends in communities is the Rule of Three. If a developer cannot sell a property for three times what he or she paid for it, a new development will not be profitable. Regulatory tools such as zoning can help curb the kinds of developments allowed in Glen Ellyn, but the village itself can also send a clear message to developers that teardowns are not wanted in the community. Possible educational tools that can assist developers include:

- A rider attached to real estate contracts indicating village interest in historical character
- A booklet outlining design guidelines for new construction and additions, such as what was done in Naperville with its Community First initiative
- A city development commission that works with all developers wishing to work within the village, creating advocacy for village interests



Cover page of the workbook designed by Naperville's Community First, a group of concerned residents, developers and real estate interests

## Chapter Five:

# Action Plan: Recommendations

Throughout its history, the citizens of Glen Ellyn have focused on the character of the village, first working together to develop one and then striving to maintain it in the face of constant change and development. The 2001 Comprehensive Plan lists 15 objectives concerning community character and appearance, including:

- Maintain and enhance the village's small-town atmosphere and character.
- Maintain the attractive tree-lined streets, pedestrian scale, and other distinguishing qualities of Glen Ellyn's existing residential neighborhoods.

The Plan has 10 objectives for the housing and residential areas, including

- Maintain the predominant single-family character of the village.
- Maintain the scale, quality and character of existing single-family neighborhoods.
- Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the village's population.
- Ensure that home improvements, additions and new housing construction are compatible with, complement, and enhance existing neighborhood scale and character.

This report is designed to help Glen Ellyn maintain its character by using historic preservation tools. The following recommendations are based on the Fall 2002 study conducted by students in the Historic Preservation Graduate Program at the School of the Art Institute of Chicago.

- **Revise and resubmit the National Register nomination for the Glen Ellyn Downtown Business District**, taking into consideration the following suggestions.
  - Expand the boundaries of the proposed district to encompass Pennsylvania Avenue to the north and Hillside Avenue to the south.
  - Develop the context section by including a description of the important role this area played in the overall development of the Village of Glen Ellyn. Describe how the individual buildings of significance are

## Maintaining Character

## Key Recommendations

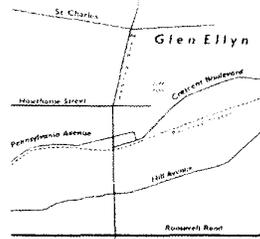
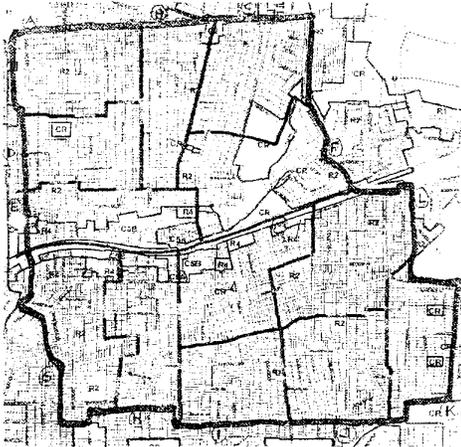
integrated into this history. Explain the reason for the proliferation of Tudor style architecture for commercial buildings in the early 20<sup>th</sup> Century.

- Consider inclusion of several architecturally significant mid-20<sup>th</sup> Century modern buildings such as Giesche Shoes in the proposed district.
- **Consider future National Register nominations**, including the expansion of the existing Main Street Historic District (to incorporate more of the A- and B- rated buildings identified in this report's survey) and a possible National Register District in the South Survey Area (see map on page 14), in order to help promote rehabilitation of existing historic residences.
- **Promote the use of existing financial incentives for rehabilitation**, including the federal investment tax credit and local property tax freeze programs, which are available to property owners in National Register Districts.
- **Apply for Federal Matching Grant Funds** (for surveys, walking tours, etc.) once Glen Ellyn receives Certified Local Government status.
- **Establish a Main Street Program** for the Glen Ellyn downtown commercial area, if and when that program is again funded by the state.
- **Strengthen the village's landmarks ordinance by not requiring written consent of owner as a condition for individual landmarks.** The most effective local preservation ordinances do not contain this requirement, which discourages protection of key resources.
- **Reduce the percentage of owner consents required for designation of a landmark district to 51% of responding owners.**
- **Develop published design guidelines to help review new construction and additions.** Ensure these are consistent with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.
- **Expand the information on the architectural survey forms** provided by the School of the Art Institute studio class by creating teams of volunteers to research building permits for individual buildings.

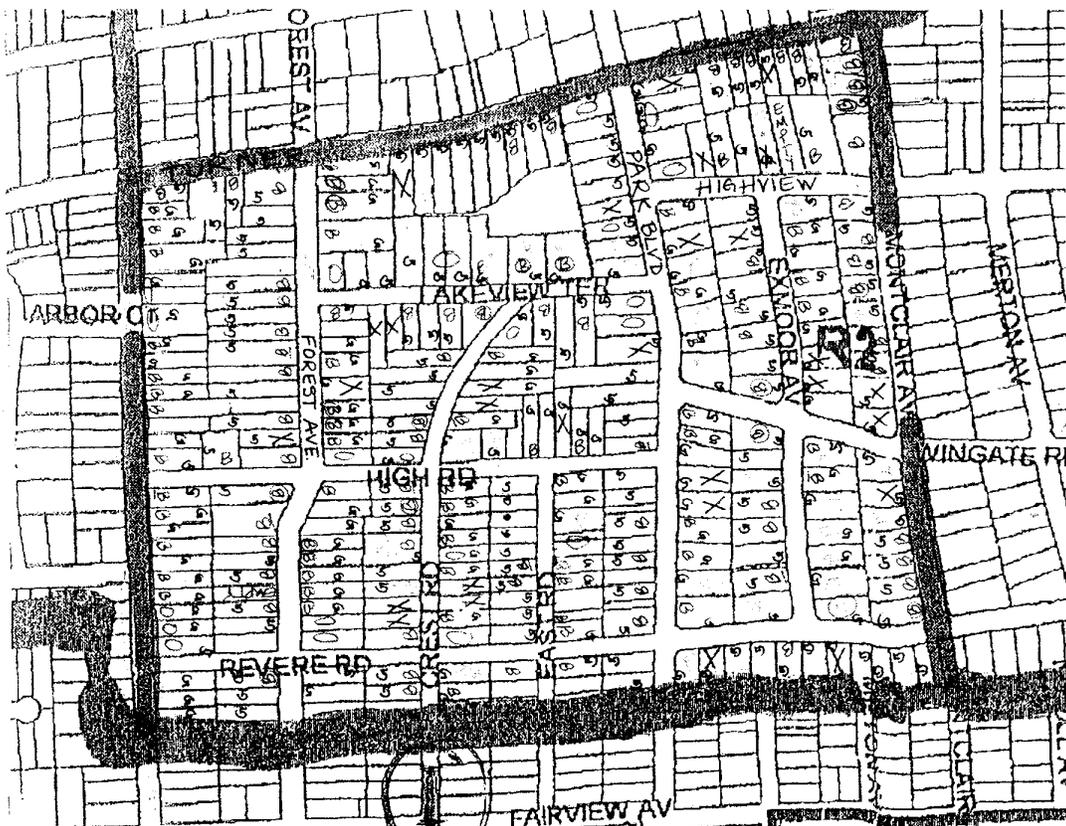
- **Promote an addition friendly policy for existing landmarks or historic buildings.** Property owners should be made aware that landmarking does not prohibit or severely restrict alterations.
- **Establish an annual program to pursue local landmark designation of individual buildings.** Compile a list of significant ( A -rated) buildings using the results of the School of the Art Institute s survey. Set a goal for each year and actively pursue these designations with the property owners.
- **Continue to expand the range of architectural styles that receive local landmark protection** to include high-quality examples from every major period of development in Glen Ellyn, such as the Giesche building, which dates to 1961 (architect Fran Allegretti).
- **Create an economic incentive for owners of local landmarks, such as a building permit fee waiver** when work is done on a landmark. Encourage creation of other incentives at the county level.
- **Give priority — or a higher grant match — for the Commercial Facade Rehab Loan Program to locally designated landmarks.** Revise the eligible improvements to conform to the Secretary of the Interior s *Guidelines*.
- § **Consider a grant/loan program for the rehabilitation of residential properties tied to certain income requirements.** The Chicago Historic Bungalow Initiative is a successful example of this type of program, aimed at a certain type of building.
- § **Consider the creation of conservation districts in neighborhoods that do not meet the criteria for traditional historic district designation,** but where teardowns are a threat. The South Survey Area (page 14), as well as the southeastern area (which was not subject to an intensive architectural survey) both could be good candidates for this type of district.
- § **Promote the use of preservation easements to provide permanent protection to valued historic properties,** such as those listed on the National Register of Historic Places.

- § **Increase the sideyard setback requirement in the local zoning ordinance to at least 20% of the lot frontage width** DOUBLE the current standard in order to maintain the existing character of Glen Ellyn's residential neighborhoods.
- § **Require all new garages to be located in the rear yards.** Front-yard garages generally have an extremely negative appearance and we feel that this requirement could have a tremendous impact on preserving the existing character of Glen Ellyn's residential neighborhoods
- § **Where it is absolutely not possible to locate a new garage in the rear yard, the garage should be set back from the mass of the residence and garage doors should face away from the street.**
- § **Restrict any paved areas in the front yards, except where it is part of a side driveway.** The growing use of front-yard drop-off drives detracts from the open character of residential neighborhoods.
- § **Adopt zoning amendments that would require the preservation of existing trees with a dimension/caliper above the size of a standard replacement tree.**
- § **Review the impacts of the village's new zoning amendments for infill development** by looking at the new projects that have been approved and their impacts on adjacent residences.
- § **Promote increased knowledge of Glen Ellyn's great architectural resources** through lectures, walking tours, posters, community-wide workshops, and regular articles in village newsletters and other publications.
- § **Promote the rehabilitation of existing properties AND new additions** through owner-to-owner real estate listings, panel discussions, articles in the village newsletter, walking tours of new additions, a list of rehab-friendly contractors, and design guidelines. This information could be available at village hall and become part of exhibits at Stacey's Tavern History Center.
- § **Send a clear message to developers, on the part of village officials, that inappropriate teardowns are not wanted in Glen Ellyn.** Promote rehabilitation and compatible infill on vacant lots through: riders attached to real estate contracts and a booklet of design guidelines for new construction and additions.

# Appendix: Reconnaissance Survey Maps of Central Glen Ellyn



The overall area surveyed (above) was divided into 13 sections (left) surveyed by individual students (below), indicating recent teardowns with an X, potential teardowns with an O, potential A- and B- rated buildings, and the location of garages, building setback lines and significant trees.



# Glen Ellyn Historic Resources Survey

**Typical Survey Form** The Glen Ellyn Historic Resources Survey, conducted by Historic Preservation graduate students at the School of the Art Institute of Chicago, is based on the form below. The results are compiled in the following database.



PHOTO ROLL NO. \_\_\_\_\_ FRAME NO. 48

ADDRESS 475 Hawthorne  
 SURVEYOR C. Ryan  
 DATE 10/26/02 FORM NO. \_\_\_\_\_  
 SURVEY CODE 02

## INDIVIDUAL HISTORIC RESOURCES FORM – GLEN ELLYN SURVEY SAIC PRESERVATION PLANNING STUDIO, FALL 2002

### IDENTIFICATION AND DESCRIPTION

CLASSIFICATION:  Building ( ) Site ( ) Structure ( ) Object ( ) Other \_\_\_\_\_

HISTORIC (OR COMMON) NAME: None

BUILDING TYPE:  Single-family residential ( ) Apartment ( ) Commercial ( ) Other \_\_\_\_\_

OVERALL STYLE (if applicable) Dutch Colonial Gambrel Roof STYLE OF DETAILS Dutch Colonial

HEIGHT (# of stories): ( ) One ( ) 1½  Two ( ) 2½ ( ) Three ( ) More \_\_\_\_\_

PREDOMINANT MATERIAL:  Frame/siding ( ) Brick ( ) Stone ( ) Stucco ( ) Other \_\_\_\_\_

MAJOR SECONDARY MATERIAL(S): ( ) Frame ( ) Brick ( ) Stone ( ) Stucco ( ) Other Wood trim

ORIGINAL USE: Single-Family Residential PRESENT USE: Single-Family Residential

EST. DATE: ( ) pre-1870 ( ) 1870-90 ( ) 1890-1910 ( ) 1910-30  1930-50 ( ) 1950-70 ( ) post-1970

### KEY DISTINCTIVE FEATURES:

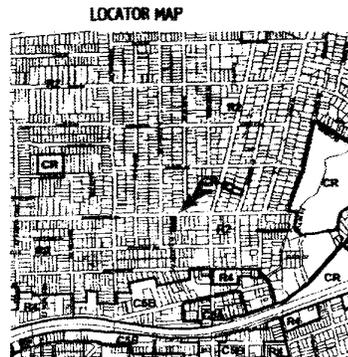
GARAGE LOCATION:  Rear ( ) Side ( ) Front ( ) Underground ( ) Other \_\_\_\_\_

GARAGE DESCRIPTION: ( ) Historic Number of cars One (1)

OTHER SECONDARY STRUCTURES: None

TREE COVERAGE (large trees, number, location): Large tree in backyard

BUILDING SETBACK:  in line with historic setback line ( ) not in line with setbacks



Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	HPD	NR
420	Anthony		B							
424	Anthony		B		Craftsman					
432	Anthony		A		Foursquare					
474	Anthony		A	1892	Victorian			yes		
499	Anthony	Louie Q. Newton	A	1893				yes		
570	Anthony	Le Stage	A		Queen Anne			yes	yes	
310	Brandon		B		Prairie					
321	Brandon		B		Craftsman					
324	Brandon		B		Dutch Colonial					
327	Brandon		B				Colonial Revival			
331	Brandon		B							
335	Brandon		B		Craftsman					
348	Brandon		B		Victorian					
364	Brandon		B		Split-Level					
374	Brandon		B		Craftsman					
392	Brandon		A		Craftsman					
470	Cottage		B				Tudor Revival			
475	Cottage	John C. Cox	A	1875	Queen Anne			yes		
535	Cottage		B				Colonial Revival			
536	Cottage		B				Classical			
532-534	Crescent		B		Art Moderne/Deco					
504	Crescent		B							
526	Crescent		B		Tudor Revival					
530	Crescent		B							
536	Crescent	Miller Brothers	A		Classical Revival					
544	Crescent		B							
546	Crescent	Artist's Touch	B							
550	Crescent		B				English Tudor			
670	Crescent	GB High School	A		Collegiate Gothic					
520-526	Crescent	Glen Ellyn State Bank	A							
538-540	Crescent	GE Theatre Building	A		Tudor Revival					
560-568	Crescent		B							
	Crescent	GE Sign	B		Neon					
407	Duane		B		Gable-Front		Gambrel			
443	Duane		A		Modern					
451	Duane		B							
457	Duane		B							
462	Duane		B							
463	Duane		B				Victorian			
470	Duane		B		Cottage					
478	Duane		B							
487	Duane		B		Victorian					
535	Duane	Village Hall	B		Colonial Revival					
540-542	Duane		B		Modern					
	Duane	GE Chiropractic Center	B		Modern					
588	Ellyn		B		Ranch					
50	Elm		B		Colonial Revival					

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IHS	NR
520	Elm		B		Modern					
544	Elm	Richard Williams	B	1895	Gable-Front			yes		
594	Elm		B		Craftsman					
606	Elm		B		Tudor Revival					
620	Elm		A		Ranch					
600	Euclid		B		Dutch Colonial					
601	Euclid		A		Gable-Front					
606	Euclid		B		Gable-Front					
610	Euclid		B				Colonial Revival			
616	Euclid		B		Craftsman					
618	Euclid		B		Colonial Revival					
621	Euclid		A		Craftsman					
627	Euclid		B		Colonial Revival					
632	Euclid		B		Bungalow					
636	Euclid		B		Bungalow					
639	Euclid		B				Colonial Revival			
644	Euclid		B		Bungalow					
646	Euclid		B		Craftsman					
647	Euclid		A		Foursquare					
651	Euclid		B		Dutch Colonial					
654	Euclid		B		Prairie					
657	Euclid		B		Cottage					
665	Euclid		B				Gable-Front			
667	Euclid		B		Cottage					
670	Euclid		B		Tudor Revival					
671	Euclid		B		Colonial Revival					
675	Euclid		B				Tudor Revival			
683	Euclid		A		Ranch					
684	Euclid		A		Cottage					
688	Euclid		A		Cottage		Tudor Revival			
693	Euclid		B		Bungalow					
706	Euclid		B		Ranch					
711	Euclid		B		Ranch					
720	Euclid		B		Colonial Revival					
724	Euclid		B		Nouveau Traditional					
725	Euclid		B				Queen Anne			
742	Euclid		B		Tudor Revival					
746	Euclid		B		Bungalow					
754	Euclid		B		Craftsman					
758	Euclid		B				Classical			
771	Euclid		B		Traditional		Dutch Colonial			
773	Euclid		B		Craftsman					
787	Euclid		A		Craftsman					
788	Euclid		B		Craftsman					
804	Euclid		A		Ranch					
805	Euclid		B							
417	Forest		B		Bungalow					

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IHS	NR
423	Forest		B		Cottage					
427	Forest		B		Cottage					
454	Forest		B		Victorian					
477	Forest		B							
482	Forest		B							
484	Forest		B		Gable-Front		Victorian			
485	Forest	Ellyn Cleaners	B		Modern					
493	Forest	Grace Lutheran Church	B	1960	Modern					
521	Forest		B		Gable-Front		Victorian			
535	Forest	First Preb. Church	A				Gothic Revival			
540	Forest		B				Classical			
546	Forest		B				Classical			
551	Forest		B		Colonial Revival					
552	Forest		B				Prairie			
559	Forest		B		Cottage					
562	Forest		B		Classical Revival		Prairie			
568	Forest		B		Ranch					
574	Forest		B				Colonial Revival			
582	Forest		B		Victorian					
589	Forest	John F. McNab	B	1891	Victorian			yes		
609	Forest		B		Foursquare					
617	Forest		B							
621	Forest		B							
626	Forest		B		Tudor Revival					
631	Forest		B		Tudor Revival		Craftsman			
645	Forest		B							
657	Forest		B		Colonial Revival					
663	Forest		B							
665	Forest		B		Foursquare					
670	Forest		B		Craftsman					
673	Forest		B		Dutch Colonial					
678	Forest		B				Colonial Revival			
679	Forest		B				Prairie			
682	Forest		B							
694	Forest		B		Craftsman					
695	Forest		B		Foursquare					
719	Forest		B		Colonial Revival					
724	Forest		B		Craftsman					
735	Forest		B							
736	Forest		B		Colonial Revival					
739	Forest		B		Tudor Revival					
763	Forest		B				Craftsman			
767	Forest		B							
769	Forest		B				Colonial Revival			
770	Forest		B		Gable-Front					
777	Forest		B							
789	Forest		B		Ranch					

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	HRS	NR
796	Forest		B				Colonial Revival			
474-482	Forest		B		Tudor Revival					
493	Geneva		B				Colonial			
529	Geneva		B		Gable-Front					
534	Geneva		B		Dutch Colonial					
545	Geneva		B		Craftsman					
551	Geneva		A	1891	Victorian					
553	Geneva		B		Craftsman					
793	Geneva		B		Gable-Front					
304	Glenwood		B		Bungalow					
308	Glenwood		B				Victorian			
366	Glenwood	William A. Newell	A	1892	Victorian			Yes		
479	Glenwood		B		Victorian					
465	Hawthorne		B		Craftsman					
469	Hawthorne		B		Craftsman					
475	Hawthorne		B		Dutch Colonial					
482	Hawthorne		B				Prairie			
485	Hawthorne		B		Craftsman					
487	Hawthorne		B		Colonial Revival					
599	Hawthorne		B							
604	Hawthorne		A		Farmhouse					
604	Hawthorne		A		Farmhouse					
685	Hawthorne		B				Dutch Colonial			
659	Highland		B		Colonial Revival					
662	Highland		B		Gable-Front					
663	Highland		B		Colonial Revival					
677	Highland	Moses Stacy Homestead	A	1890-1910	Victorian					
684	Highland		B		Craftsman					
685	Highland		B		Dutch Colonial					
689	Highland		B		Colonial Revival					
690	Highland		B		Colonial Revival					
694	Highland		B		Bungalow					
706	Highland		B		Split-Level					
714	Highland		B		Ranch					
715	Highland		B				French			
720	Highland		B		Ranch					
725	Highland		B		Gable-Front					
727	Highland		B				Prairie			
731	Highland		B		Colonial Revival					
733	Highland		B		Colonial Revival					
737	Highland		B		Colonial Revival					
738	Highland		B		Craftsman					
744	Highland		B		Craftsman					
746	Highland		B		Craftsman					
770	Highland		B		Tudor Revival					
784	Highland		B		Modern					
391	Hill		B				Classical			

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IHS	NR
393	Hill		B		Georgian Revival					
399	Hill		B		Colonial Revival					
403	Hill		B				Colonial Revival			
406	Hill		B		Foursquare					
409	Hill		B		Colonial Revival					
412	Hill		B							
413	Hill		B							
419	Hill		B		Bungalow					
426	Hill	William J. Johnson	A-	1845	Farmhouse			yes		
427	Hill		B		Craftsman					
438	Hill		B				Colonial Revival			
451	Hill		B							
454	Hill		B		Gable-Front					
455	Hill		B		Tudor Revival					
459	Hill		B				Tudor Revival			
464	Hill		B		Craftsman					
468	Hill		B		Dutch Colonial					
478	Hill		B		Dutch Colonial					
490	Hill		B		Foursquare					
500	Hill		B							
501	Hill	Main Street Recreation Center	A	1910-1930	Prairie					
531	Hill		B		Foursquare					
537	Hill		B		Foursquare					
390	Hillside		B		Cottage		Shingle			
415	Hillside		B		Craftsman					
421	Hillside		B		Craftsman					
425	Hillside		B		Gable-Front					
426	Hillside		B		Gable-Front					
428	Hillside		B		Gable-Front					
429	Hillside		B		Gable-Front					
432	Hillside		B							
457	Hillside		B		Craftsman					
459	Hillside		A		Craftsman					
465	Hillside		B		Colonial Revival					
467	Hillside		B		Gable-Front					
471	Hillside		B				Colonial Revival			
475	Hillside		B		Gable-Front					
479	Hillside		B		Farmhouse					
494	Hillside		B		Victorian					
504	Hillside		B		Gable-Front					
530	Hillside	Hillside Apartments	B		Tudor Revival					
538	Hillside		B		Dutch Colonial					
542	Hillside	Orrin D. Dodge	A	1891	Victorian			yes		
544	Hillside		B		Gable-Front					
552	Hillside		B	1906	Gable-Front					
556	Hillside		B	1906	Gable-Front					
520-524	Hillside		B		Tudor Revival					

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IHS	NR
614	Lenox		B				Classical			
618	Lenox		A		Prairie					
621	Lenox		B		Colonial					
622	Lenox		B		Craftsman					
638	Lenox		B		Colonial Revival		Classical			
670	Lenox		B				Classical			
686	Lenox		B		Colonial Revival					
692	Lenox		A		Tudor Revival					
708	Lenox		B				Classical			
726	Lenox		B		Colonial Revival					
728	Lenox		B		Cottage					
503	Linden		B		Craftsman					
505	Linden		B		Craftsman					
510	Linden		B		Colonial Revival					
517	Linden		B				Tudor Revival			
621	Linden		B		Colonial Revival		Classical			
621	Linden		B		Colonial Revival					
330	Main		B		Craftsman					
335	Main		B				Spanish Revival			
344	Main		B		Foursquare					
345	Main		B		Craftsman					
350	Main		B		Craftsman					
363	Main		B		Craftsman					
364	Main		B		Craftsman					
369	Main		B		Craftsman					
370	Main		B		Craftsman					
378	Main	Laura Hubbard	A	1891	Folk Victorian			yes		
386	Main	Thomas A. Hoadley	A	1898	Folk Victorian			yes		
400	Main	Giesche Shoes	A	1961	Modern	Fran Allegretti				
401	Main		A		Tudor Revival					
413	Main	Acacia Building	B		Tudor Revival					
417	Main									
419	Main		B		Tudor Revival					
427	Main	Wright Building	A							
428	Main		B							
430	Main		B				modern			
475	Main	McChesney General Store	B	1892						
477	Main		B							
479	Main	Apostoles Building	B							
480	Main		B							
481	Main		B		Tudor Revival					
485	Main	Woolworth Building	B							
486	Main		B							
496	Main		B							
500	Main		B				foursquare			
541	Main		A		Craftsman					
549	Main	Nelson P. Dodge	A	1882	Victorian			yes	yes	

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IHS	NR
563	Main	Henry Fennamore	A	1874	Carpenter Gothic			yes	yes	
564	Main	William C. Newton	A-	1891	Victorian			yes		
569	Main		B		Gable-Front					
571	Main		B		Gable-Front					
574	Main	Joseph D. McChesney	A	1891	Victorian			yes		
580	Main		B		Farmhouse					
583	Main	Witte and Meacham	A	1889	Victorian			yes	yes	
591	Main	John Newton Nind	A	1876	Greek Revival		Queen Anne	yes	yes	
592	Main	Benjamin Gault House	A	1850	Victorian				yes	
601	Main		B				Classical			
607	Main		B		Colonial Revival					
610	Main		B				Craftsman			
616	Main		B		Foursquare					
619	Main		B							
620	Main	Leroy Newton	A-	1893	Folk Victorian			yes		
623	Main		B		Cottage					
632	Main		B		Prairie					
640	Main		B	1922	Craftsman					
644	Main		A		v					
671	Main		A		Craftsman		Queen Anne			
675	Main		B		Colonial Revival					
677	Main		B				French			
679	Main	Seth Baker	A	1891	Queen Anne			yes		
686	Main		B		Prairie					
694	Main		B		Farmhouse					
695	Main		B		Spanish Revival					
704	Main		B		Foursquare					
705	Main	Davitt D. Chidester	A-	1890	Gable-Front			yes		
715	Main		A		Ranch					
718	Main		B		Spanish Revival		Classical			
754	Main		A		Victorian					
763	Main		B		Foursquare					
780	Main		B		Gable-Front					
423-425	Main		B		Modern					
434-440	Main		A							
482-484	Main	Junta Building	B				Classical			
488-490	Main	George M. Wagner		1886			Classical	yes		
493-499	Main		B							
330	Main		B							
694	Maple		B				Colonial			
706	Maple		B				Colonial			
521	Maple		B		Ranch					
328	Miller Court		B		Foursquare					
327	Miller court		B		Craftsman					
334	Miller Court		B				Victorian			
495	Oak		B		Dutch Colonial					
532	Oak		B				Classical			

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IFHS	NR
581	Oak		B		Victorian					
520	Park		A		Victorian		Queen Anne			
525	Park		B				Victorian			
533	Park		B				Colonial			
545	Park	Lawrence C. Cooper	A	1893	Victorian		Queen Anne	yes		
551	Park		B							
554	Park		B		Foursquare					
557	Park		B				Gable-Front			
562	Park		B		Foursquare					
566	Park		A		Folk Victorian					
567	Park	Annie and Ina Gouch	A	1892	Victorian			yes		
574	Park		B		Prairie					
577	Park	D. and Ada D. Harmon	B	1892	Farmhouse			yes		
584	Park		B				Italianate			
600	Park		B		Craftsman					
602	Park		B				Victorian			
607	Park		B		Prairie					
608	Park		A		Tudor Revival					
611	Park		B		Tudor Revival					
616	Park		B		Foursquare					
623	Park		B		Spanish Revival					
629	Park		B		Tudor Revival					
635	Park		B		Cottage					
636	Park		B		Gable-Front		Victorian			
639	Park		B		Tudor Revival					
645	Park		A		Craftsman					
654	Park		B				Colonial			
667	Park		B				Classical			
670	Park		B				Gable-Front			
675	Park		B		Dutch Colonial					
678	Park		B		Colonial Revival					
693	Park		B		Colonial Revival					
697	Park		B		Dutch Colonial					
710	Park		B		Tudor Revival					
711	Park		B		Tudor Revival					
726	Park		B		Prairie					
729	Park		B				Colonial Revival			
735	Park		B		Colonial Revival					
740	Park		B		Ranch					
768	Park		B		Foursquare					
777	Park		B		Bungalow					
780	Park		B		Colonial Revival					
786	Park		A		Foursquare					
789	Park		B		Colonial Revival					
795	Park		B		Prairie					
439	Pennsylvania	Daniel B. Roby	B	1890	Farmhouse		Gable-Front	yes		
453	Pennsylvania	Lords Auto Clinic	B				Colonial			

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	HRS	NR
460	Pennsylvania	Glen Ellyn News	B		Modern					
474	Pennsylvania		B		Foursquare					
486	Pennsylvania		B							
490	Pennsylvania		B				Federal			
497	Pennsylvania	Treasure House	B							
499	Pennsylvania		B							
501	Pennsylvania		B							
524	Pennsylvania	Glen Ellyn Fire Department	A		Modern					
534	Pennsylvania		B		Modern					
536	Pennsylvania		B		Foursquare					
568	Pennsylvania		B		Modern					
569	Pennsylvania		B		Tudor Revival					
570	Pennsylvania		B							
500-502	Pennsylvania	Village Hall	A		Colonial Revival					
505-507	Pennsylvania		B							
	Pennsylvania	US Post Office	B		Federal					
401	Phillips		B		Bungalow					
408	Phillips		B		Craftsman					
411	Phillips		B		Gable-Front					
419	Phillips		B		Gable-Front					
420	Phillips		B		Tudor Revival					
427	Phillips		B		Craftsman					
428	Phillips		A				Colonial			
430	Phillips		B		Dutch Colonial					
431	Phillips		B		Split Level					
444	Phillips		A		Ranch					
450	Phillips		B		Bungalow					
455	Phillips		B		Craftsman					
456	Phillips		B				Craftsman			
466	Phillips		B		Craftsman					
467	Phillips		A		Spanish Revival					
470	Phillips		B		Gable-Front					
474	Phillips		B		Gable-Front					
478	Phillips		B		Foursquare					
486	Phillips	Amos Churchill	A	1895	Gable-Front			yes		
486	Phillips		A		Gable-Front					
490	Phillips	Edward H. Cleaver	A	1894	Queen Anne			yes		
491	Phillips		B		Craftsman					
495	Phillips		B		Foursquare					
496	Phillips		A		Gable-Front		Victorian			
499	Phillips		B		Gable-Front					
501	Phillips		A		Cottage					
498-500	Phillips		B							
575	Pleasant		B		Craftsman					
579	Pleasant		B		Bungalow					
600	Pleasant		B							
605	Pleasant		B							

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	HRS	NR
609	Pleasant		B		Bungalow					
611	Pleasant		B				Colonial			
620	Pleasant		B				Tudor Revival			
624	Pleasant		B				Dutch Colonial			
626	Pleasant		B				Craftsman			
628	Pleasant		B		Cottage					
634	Pleasant		B				Craftsman			
637	Pleasant		B		Foursquare					
638	Pleasant		B		Cottage					
640	Pleasant		B		Craftsman					
641	Pleasant		B				Colonial			
646	Pleasant		B		Dutch Colonial					
654	Pleasant		B		Farmhouse					
655	Pleasant		B				Classical			
663	Pleasant		B				Colonial			
665	Pleasant		B		Bungalow					
666	Pleasant		B		Tudor Revival					
670	Pleasant		B		Cottage					
675	Pleasant		B		Bungalow					
681	Pleasant		A		Craftsman		Bungalow			
689	Pleasant		B		Bungalow					
689	Pleasant		B		Gable-Front					
690	Pleasant		B		Craftsman					
694	Pleasant		B				Colonial			
695	Pleasant		B		Craftsman		Dutch Colonial			
704	Pleasant		B		Ranch					
705	Pleasant		B		Craftsman		Cottage			
709	Pleasant		B				Tudor Revival			
715	Pleasant		B		Bungalow					
719	Pleasant		B		Bungalow					
723	Pleasant		B		Bungalow					
724	Pleasant		B		Ranch					
734	Pleasant		B		Cottage					
735	Pleasant		B		Split Level					
738	Pleasant		B		Ranch					
739	Pleasant		B		Ranch					
742	Pleasant		B		Ranch					
743	Pleasant		A		Foursquare					
763	Pleasant		B				Colonial			
765	Pleasant		B		Ranch					
777	Pleasant		B		Ranch					
783	Pleasant		B		Bungalow		Tudor Revival			
793	Pleasant		B		Ranch					
602	Prairie		A		Victorian					
644	Prairie		A		Victorian					
326	Prospect		B		Craftsman		Tudor Revival			
336	Prospect		B		Foursquare					

Glen Ellyn Historic Resources Survey

House Number	Street Address	Historic or Common Name	Survey Code	Date of Construction	Style	Architect	Contributing Style	GE Plaque	IHS	NR
340	Prospect		B		Cottage					
344	Prospect		A		Bungalow					
354	Prospect		B		Foursquare					
388	Prospect	Charles M. Van Buren	A	1896	Victorian			yes		
392	Prospect	Joseph Stadler	A	1888	Cottage			yes		
396	Prospect		B				Foursquare			
404	Prospect		A		Victorian					
412	Prospect		B		Foursquare					
377	Ridgewood		B		Bungalow					
400	Ridgewood		B							
401	Ridgewood	Henry Buhr	A-	1891	Gable-Front			yes		
410	Ridgewood		B		Gable-Front					
418	Ridgewood		B		Gable-Front					
421	Ridgewood		B		Victorian					
423	Ridgewood		B		Craftsman					
424	Ridgewood		B				Dutch Colonial			
427	Ridgewood		B		Craftsman					
431	Ridgewood		B		Bungalow			Craftsman		
450	Ridgewood		B					Colonial		
451	Ridgewood		B-		Dutch Colonial					
456	Ridgewood		B				Gable-Front			
459	Ridgewood		B							
463	Ridgewood		B		Gable-Front					
466	Ridgewood		B		Bungalow					
466	Ridgewood		B		Gable-Front					
470	Ridgewood		B		Gable-Front					
471	Ridgewood		B							
474	Ridgewood		B		Bungalow					
478	Ridgewood		B		Bungalow					
479	Ridgewood		B		Craftsman					
486	Ridgewood		B		Foursquare					
487	Ridgewood		B		Foursquare					
490	Ridgewood		B		Foursquare					
491	Ridgewood		B		Foursquare					
495	Ridgewood		B		Foursquare					
499	Ridgewood		B		Foursquare					
502	Ridgewood		B		Foursquare					
503	Ridgewood		B		Foursquare					
633	St. Charles		A	1840						
Lenox		Park Building	B		Tudor Revival					
		Stacey's Tavern	A	Pre 1870						



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Prospect Park (Glen Ellyn) map from 1874 DuPage County Atlas.

# Acknowledgments

Many people assisted us with this project, either with research and information or general guidance and assistance. We would particularly like to thank the following organizations and individuals:

Village of Glen Ellyn Greg Matthews, president

Glen Ellyn Historic Preservation Commission Lee Marks, chair

Glen Ellyn Historical Society Ruth Wright, president

Glen Ellyn Planning and Development Department Richard Dunn, director, and Melissa Hagensee, administrative intern

DuPage County Historical Museum Jody Crago, curator

Robert Chambers village historian and co-author of *Glen Ellyn: A Village Remembered*

Citizens for Glen Ellyn Preservation Genelle Scheurell

Glen Ellyn Department of Public Works Frank Frelka, assistant to the director

Glen Ellyn Police Department Philip Horton, chief of police

Dennis Olmstead

.and, finally, the citizens of Glen Ellyn, Illinois

**-- The graduate students in HPRES 5015, a planning studio class of the Historic Preservation Program at the School of the Art Institute of Chicago, Fall 2002**



Graduate students in the Historic Preservation Program at the School of the ArtInstitute of Chicago are pictured here during the early stages of their Fall 2002 studio class. Their research and field survey work is the basis for this report.

Left to right (below): Maddie Mathews, Kristin Lewis, Debbie Dodge, Melissa Raeber, Denise Alexander, Marilyn Lehman, Kasia Szulga, Esma Dengiz, and Chuck Ryan. Not pictured are: Debbie Baumgartner, Nicole Donohoe, and Emily and Lara Ramsey.



**Report by the graduate students in HPRES 5015, a planning studio class of the Historic Preservation Program at the School of the Art Institute of Chicago, Fall 2002.**

**Class participants:**

**Denise Alexander  
Debbie Baumgartner  
Esma Dengiz  
Debbie Dodge  
Nicole Donohoe  
Marilyn Lehman  
Kristin Lewis**

**Maddie Mathews  
Melissa Raeber  
Emily Ramsey  
Lara Ramsey  
Chuck Ryan  
Kasia Szulga  
Jim Peters, Instructor**

