

# House Style Primer

In this issue of *Preserve* we continue our feature on house styles and highlight two more classic American styles prominent in our village.



**TUDOR REVIVAL (1890-1940)** Tudor Revival style was loosely based on late Medieval English architecture, from simple folk houses to palaces. It gained great popularity as a suburban residential style in America, particularly between the 1920s and early 1930s. • The common characteristics of Tudor Revival are: asymmetrical massing; facades dominated by one or more cross gables; brick, stone, or stucco first floors; decorative half-timbered upper floors; tall, narrow diamond-pane casement windows; steeply pitched, intersecting gable roofs; tall massive chimneys crowned by decorative chimney pots.



**GABLE FRONT/FARMHOUSE (1900-1935)** Gable Front houses, also known as Farmhouses or Homestead houses, are one example of the Builder Style that were middle class-size structures with plain finishes. These houses were inexpensive and easy to build, which made them classic starter homes. The tall, narrow and deep foot-prints were particularly well-suited to narrow city or suburban lots. This type of house could easily be dressed up with whatever details were characteristic of high-style homes at that time. • The Gable Front/Farmhouse/Homestead houses were generally characterized by one and one-half or two stories with a steep pitched roof, rectangular floor plan, front facing gable, and few details.

CALL FOR MEMBERSHIP

## WE NEED YOU!

Please join other interested citizens in helping preserve the historic character of Glen Ellyn. Your membership dues will help us to keep in regular communication with citizens who share our philosophies. Dues and contributions also will give us the seed money we need to begin to raise other funds to keep the organization growing.

Thank you for your support.

### Annual Membership Dues

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|---|--------|
| <input type="checkbox"/> Individual               | \$15   |
| <input type="checkbox"/> Dual or Family           | \$25   |
| <input type="checkbox"/> Student                  | \$7.50 |
| <input type="checkbox"/> Senior Citizen (over 65) | \$7.50 |
| <input type="checkbox"/> Charter Member           | \$150  |
| <input type="checkbox"/> Non-profit Organization  | \$50   |
| <input type="checkbox"/> Corporate Member         | \$100  |
- Please do not use my name in any future publications. I wish to remain anonymous.

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail \_\_\_\_\_

Please make checks payable and send dues to:  
 Citizens for Glen Ellyn Preservation,  
 342 Montclair Ave.  
 Glen Ellyn, IL 60137

We are in the process of obtaining our 501(c)(3) non-profit status which means that your membership fee or donation will be tax deductible.



JUNE 2003

# preserve

THE NEWSLETTER FOR  
FRIENDS AND MEMBERS OF  
CITIZENS FOR GLEN  
ELLYN PRESERVATION

## Before it's too late!

**PHASE I COMPLETED** Before anyone can begin to solve the teardown problem, a community must identify what's coming down and what's going up in its place. One of the first steps in identifying what's coming down is to conduct a Historic Resources Survey. This allows a community to identify its architecturally/historically important sites before they are lost.

Last fall the Village was fortunate to be able to enlist graduate students from the Preservation Planning Studio at the School of the Art Institute of Chicago. Thirteen second-year masters degree students in the Historic Preservation Program spent at least one day a week during the Fall semester in Glen Ellyn.

The students began with a reconnaissance survey of central Glen Ellyn – the area bounded by Geneva Road on the north; Riford, Waverly, Whittier and Woodstock on the east; Greenfield and Revere on the south; and Kenilworth on the west. This survey helped identify which properties were teardowns, which buildings were potential landmarks (“A” buildings); and which could contribute to a historic district (“B” buildings). This information was plotted on a large map which allowed the class to identify areas where there were the largest clusters of valuable historic resources and potential historic districts. They chose to focus on three areas to do more in-depth work.

- The North Area was bounded by Geneva Road on the north, Lenox on the east, Anthony on the south, and Pleasant on the west.

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## Citizen Survey Results

In our last newsletter, the **Citizens for Glen Ellyn Preservation** included a survey designed to quantify residents' views on teardowns. Due to funding constraints, volunteers hand-delivered approximately 1,950 surveys door-to-door to single-family homes in the area bounded north to south by Geneva and Revere Roads, and east to west by Riford/ Whittier and Kenilworth.

Citizens returned 181 surveys for a response rate of 9.3% which is exceptional. (A 3% to 5% response rate is considered a successful response for direct mail.)

The citizens felt strongly about these issues and they made their views known. The findings were:

- 97% of citizens like the vintage atmosphere of Glen Ellyn neighborhoods and its downtown and 96% said preserving it is important.
- 73% feel that homes that give Glen Ellyn its character are being torn down without regard to their value in the neighborhoods and 75% felt that the Village should review a demolition's impact on historic neighborhoods.

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SPOTLIGHT ON RENOVATION

## Additions that blend old and new

Demolishing existing homes (teardowns) for new larger replacement homes is an increasingly prevalent trend in Glen Ellyn that threatens many historic neighborhoods. One alternative to tearing down an older or historic home is to add on to the existing structure.

Mike and Judy Petrushka's 1911 English Country Cottage home on Forest Avenue is an example of an original historic home with an existing addition. A second addition was going to be added and both additions needed to blend into the design of the original house.

The original house was a quaint 2-story measuring 1600 square feet. In 1962, previous owners put an addition on the right front side, adding a two-car garage with a master bedroom and bath above. Currently, their house has five bedrooms and is situated on a large lot covered with mature trees, landscaping, and beautiful perennial gardens.

After a year of living in their new house, the Petrushka's knew they needed additional space and began to work with Mike Wilson, co-owner of Hummingbird Ventures of Glen Ellyn. The design process was a group effort involving the homeowners, the designer, and the project manager. Credit was given to the original architect of the house by replicating existing details throughout the new space. The details, scale, character, material, and colors come from the original house.

The second floor of the house was changed the least because it was roomy enough and Judy and Mike loved the irregular, small and cozy bedrooms.

Such details as original woodwork, plaster walls, and small-pane leaded windows were left untouched in the

small black and white hexagonal tiles and beadboard. The master bath was reconfigured to add a double sink cabinet.

The Petrushka's wanted to add a first floor bathroom and more living space for the kids to play and for friends and family to gather. The original downstairs was

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“Teardowns have become an easy way out in our disposable society. We tear down houses like we throw away an old pair of jeans. Half of the landfill in the US is from teardowns. What garbage mountain outside of town will we finally stick a stake in and call Glen Ellyn? All houses, large and small, contribute to the character of this village.” Mike Wilson

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renovation. Some of the original windows had been removed in the course of time. Fortunately, the homeowner had kept them in the basement and they were reinstalled. The hall bathroom was updated, but maintained the original character of the house by the use of

reconfigured to enhance traffic flow from the front entrance. The small living room was enlarged, an office added, and a large pantry built off the kitchen. The sun porch on the south side of the house shares a pass-through fireplace with the living room and was left untouched.



top: the front facade of the house before the garage was added. bottom left: the 1962 garage addition. bottom right: the garage addition after most recent alterations pulling in details such as the flared sides and replicated shutters with heart-shaped cuts outs.



the new rear addition of the home

The kitchen has become the heart and soul of the house. Judy, who loves to cook and bake, worked diligently with Wilson in designing the details and functionality of her kitchen. "I must have gone through 50 kitchen magazines," Judy says, "collecting ideas to present to Mike so that he knew what I wanted. Somehow he put them all together, making it look good." One focal area of Judy's kitchen is her Mom's impeccable yellow 1950's stove. Hummingbird designed custom cabinets with legs that

give the feeling that they are separate pieces of furniture. The family room adjoins the kitchen so that everyone can be together.

Judy decided not to add a fireplace in the family room so that the original living room with the fireplace would not become obsolete. A dining room was added off the kitchen at the back of the house. Many windows were added to the kitchen and dining room in the style of the original windows, opening up the kitchen and dining room to the outside.

In addition to the interior space, the first and second additions were blended with the original style of the house. The shape of the original windows were repeated throughout the addition. The kitchen and dining room addition were kept within the scale and style of the original house by repeating the existing dormer and window styles. The original woodwork detail was copied throughout the new addition. The 1962 garage

addition was blended into the original design of the house by flaring out the sides, stuccoing over it, and building an old style garage door. A wood shingle roof and copper gutters were added. In addition, an original shutter with a heart design was found in the basement. Replicated shutters were added to the front windows of the house along with window boxes.

Well-designed sensitive additions helped to prevent this old house from being torn down. When additions are done well and follow the original style of the house, the new spaces can be rich in architectural detail and creativity, and the integrity and history of the entire home can be preserved.

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[The homes below represent four additional examples of Glen Ellyn homes with compatible additions designed by various architects and builders.](#)



Arts and Crafts Style Home  
306 Forest Avenue



Southwest Style Bungalow  
467 Phillips Avenue



Gambrel Roof Dutch Colonial  
257 Forest Avenue



Victorian  
563 Main Street

## Happenings

### CGEP elects officers and board of directors

- Officers:  
Genell Scheurell, President;  
Debbie O'Connor, Vice President/Secretary;  
Chris Wilson, Treasurer
- Directors:  
Tim Bateman, Jim Manak (registered agent), Marilyn Wiedemann, Linda Gilbert, and Bob Chambers.

### The Character of Glen Ellyn

The following excerpt is from the Historic Resources Survey, describing the village's 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.

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

### CGEP meeting details

If you are attracted to Glen Ellyn because you love its historic character and want to work with others to preserve it, please join us on the first Thursday of each month from 7:30 p.m. - 9:00 p.m. at Faith Lutheran Church 41 North Park Boulevard, Glen Ellyn.

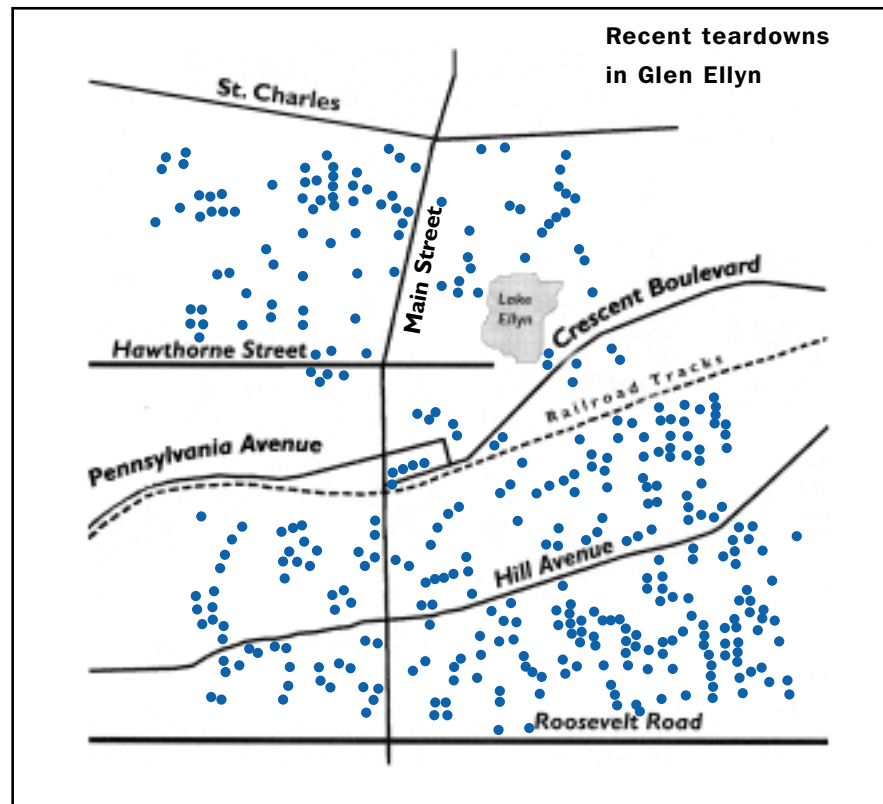


## Citizens Survey Results

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- 71% feel that most new homes and structures currently being built do not reflect our historic character. Another 14% said, “some do, most don’t”.
- Almost two-thirds of the respondents (63%) said they feel that the Village is not doing enough to preserve older and historic buildings.
- 84% indicated that the Village should support and protect historic neighborhoods, including the downtown area.
- 81% felt that the historic character of the Village would benefit through identifying and designating older and historic buildings for special protections.
- 88% also feel the Village needs to take action to ensure that new development “fits in” to existing neighborhoods with regard to size and appearance including:
  - 72% favor creating design guidelines for commercial and residential buildings.
  - 86% support adopting reasonable constraints on new structures relative to lot size and what already exists in the neighborhood.
- 58% of the respondents felt a waiting period prior to demolition would be appropriate and 52% said that adding a demolition permit surcharge to offset the costs of historic preservation programs was acceptable.
- It is also important to 80% of the respondents that citizens have the greatest say in how the Village approaches these issues.

*A complete copy of the survey results can be found on the CGEP website.*



## Historic Resource Survey Results

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- The South Area was bounded by Hillside on the north, Main on the east, Hill on the south, and Brandon on the west.
- The boundaries of the Downtown Commercial Area were Anthony on the north, Park on the east, Hillside on the south, and Western on the west.

Photographs were taken and survey forms completed for each “A” and “B” building in these areas. Of the 1,000 buildings that were surveyed, approximately 509 were considered to be historically and/or architecturally significant. 79 were individually significant and 430 would contribute to the character of a historic district. A database of this information was created giving the survey results for each building.

At the conclusion of the survey, the students were also able to define the character of Glen Ellyn, identify the architectural styles most frequently found in the Village, document the impact of teardowns in Glen Ellyn, and make numerous recommendations for future action that the Village can take to protect its historic resources.

Printed copies of the report can be found in the Village Planning & Development Department, the Glen Ellyn Library, the Glen Ellyn Historical Society, and the DuPage County Historical Society. Links to a pdf file that can be downloaded from the web are also found on the Citizens for Glen Ellyn Preservation website, [www.glenellynpreservation.org](http://www.glenellynpreservation.org), and on the Village website at [www.glen-ellyn.com](http://www.glen-ellyn.com).

## Citizens Survey Recommendations

- Make preserving the character of Glen Ellyn a priority throughout the Village government and create a citizen-driven task force to create solutions to the tear-down/ incompatible development issues.
- Protect existing historic resources by putting in place an effective and enforceable historic preservation ordinance, instituting design guidelines, and creating a plan for designating more structures and districts as architecturally and/or historically significant.
- Disincentivize teardowns by letting builders know it's no longer "open season" on Glen Ellyn. Start with waiting periods for teardowns, higher demolition permit fees, assessments to remediate water run-off problems, performance bonds, and revision and enforcement of zoning codes.
- Control how well new development fits in with regard to size and appearance by utilizing design guidelines and adopting reasonable constraints on new structures relative to lot size and to what already exists in the neighborhood.
- Incentivize restorations and additions through increased rebates for commercial facade restorations, tax incentives for residential buildings, and waiver of permit fees.
- Educate the public about other options the Village has to preserve older and historic buildings such as restoration, rehabilitation, and the use of additions.



“**A**”

**BUILDINGS** are structures considered to be historically and/or architecturally significant. The Preservation Planning Studio at the School of the Art Institute of Chicago found 79 Glen Ellyn properties to be worthy of this distinction this past Fall while conducting a historic resources survey. “A” buildings are considered potential landmarks. Four of those buildings appear above, left to right: • Sears Bungalow, 406 Phillips Avenue • Stucco Bungalow, 344 Prospect Avenue • American Four Square, 432 Anthony Avenue • Victorian, 475 Cottage Avenue.

## Historic Resources Survey Recommendations

- Protect newly-identified resources by creating new historic districts, expanding the existing Main Street Historic District, and pursuing designation of individual landmarks.
- Promote the state property tax freeze and create economic incentives for landmarks such as waiving permit fees, making higher grant matches for commercial facade rehabilitation, and instituting grant/loan programs for rehabilitation.
- Complete the historic resources survey for the entire Village, strengthen the historic preservation ordinance, develop design guidelines, obtain Certified Local Government status.
- Regulate infill development through creation of a demolition delay ordinance, increasing side yard setbacks, requiring all garages to be located in the rear of the property, restricting paved areas in front yards, and protecting trees.
- Create conservation districts and promote use of conservation easements.
- Educate the public about Glen Ellyn’s historic resources.