



SPRING 2004

preserve

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

WORKING WITH AN ARCHITECT

So you want to remodel...

YOU LIKE YOUR NEIGHBORHOOD, you like your house, but there are some things about it you would like to improve. Maybe you need some more space. So what do you do?

If you go to the typical builder, chances are he'll say that your house isn't worth the effort, that it's too small, too old, too much trouble to work on, or that it would be cheaper to tear down and start over. That's a popular answer in Glen Ellyn these days.

There may be other answers. One professional option is to consult an architect.

An architect can help you restore or remodel your house in a manner sympathetic with its original style and with the neighborhood. He or she is a design professional trained to look at your house, your lot, and your neighborhood for their intrinsic values and incorporate those values in your restoration or remodeling. An architect can also discuss with you the historical and architectural significance of your home.

Some architects do not charge for your initial visit. At this point you can ask questions about possibilities, show any scrapbook pictures you've collected, talk about problems in the house, be frank about your budget, and get a feel for your compatibility. You don't have to sign up with the first person you talk with. You don't have to know the answers, just the problems. Small bedroom? Crowded bathroom? Awkward kitchen? Growing family? An architect develops the plan from your specific needs and ideas and may be able to offer solutions within

continued on page 2

Top Ten Reasons to Control Teardowns

- 10) New construction is not less expensive than restoration.
- 9) Living in a construction zone decreases the quality of life.
- 8) Flooding and stormwater runoff increases as more impermeable surface is created.
- 7) Asbestos and other toxic substances are released into atmosphere.
- 6) Associated truck traffic destroys the existing infrastructure.
- 5) Valuable resources are wasted when homes are hauled to the landfill.
- 4) Trees, green space and light are lost.
- 3) Community diversity and affordable housing are lost.
- 2) Old world craftsmanship and quality materials are irretrievably lost and,
- 1) A community's historic character is eradicated.

Remodel

continued from page 1

your existing house or recommend modifications or additions. In all cases an architect ought to be able to keep any remodeling or restoration in harmony with your existing structure, your lot, your neighborhood, and your budget. Knocking down a house is rarely the only solution.

Don't be afraid that your project is too modest. Many people hire architects to design a garage, a screened porch, a deck, or a front porch that will be in harmony with their house. An architect can blend new work with existing conditions, including not only structure, but fixtures, lighting, cabinetry and trim. This is done while keeping in mind the important values of scale, proportion, and the appropriate use of materials.

The cost of hiring an architect can be very reasonable in light of the services performed for you. The process can include preparation of design and construction documents; employment of the contractors, suppliers, and tradesmen; and representation of the owner throughout the process. An architect's fees can be based on a percentage of construction cost, an hourly rate, a stipulated sum, or a cost plus figure. Depending on how much responsibility you want the architect to assume the cost often may not be much more than what a realtor receives simply for selling a house.



(above) The Phillips Ave. bungalow on the left gained a second story adding 4 bedrooms and two baths, and still fits in beautifully in size and style. (left) This Euclid Avenue 4-square added much space and a wrap around porch replicating the cobblestone details found elsewhere on the home. Both owners worked with architects and designers to assure that their additions blended seamlessly and worked with neighboring homes.

The process of working with an architect

What specifically is the professional process of working with an architect?

- **DESIGN PHASE:**

(20%-30% of the architect's work)

- **Analysis & Programming**

Owner's needs, interests, preference, and budget are identified.

- **Schematic Design**

Small scale freehand and drafted sketches with owner.

- **Design Development**

Scale drawings are created and specifications developed. These documents can be used in seeking financing and preliminary cost estimates from contractors.

- **CONSTRUCTION**

- **DOCUMENTS PHASE:**

(45%-55% of the architect's work)

- **Construction Documents**

Scale plans and specifications describing all the work and its components are created. A site plan will show the position of the work including paving, patios, decks, landscaping and related construction in relation to the lot lines, topography and any existing structures.

- **Bidding and Negotiation**

The architect provides the appropriate documents for obtaining competitive or negotiated bids from qualified contractors, assists

in evaluation and contract award, and drafting special conditions.

- **CONSTRUCTION PHASE:**

(20%-30% of the architect's work)

- **Administration**

The architect administers the Owner-Contractor Agreement acting as the owner's representative, obtaining certificates of insurance from the contractor, reviewing and approving all payment requests, cost retainages, affidavits, waivers of lien, etc. and making periodic site inspections to determine compliance of the Contractor's work with the Construction Documents.

- **Inspection**

When the Contractors complete the work, the architect makes final inspection (or "Punch List").

When all conditions of the Punch List are satisfied, final payment is approved.

For more information or to locate an architect, see the American Institute of Architects (AIA) website at www.aia.org and click on "find an architect". If you choose the advanced search option, you can search for architects with experience in "historic preservation".

Glen Ellyn's First Local Historic District

Glen Ellyn Applies to be Certified Local Government

The Village of Glen Ellyn has applied to the State of Illinois to become a Certified Local Government (CLG), a certification that recognizes local governments with established local preservation programs.

As a CLG, the Village would become eligible to receive grant funds set aside specifically for projects such as historic resources surveys, National Register nominations, preservation education, and preservation plans. In addition, owners of locally-designated historic structures, either individual or in a historic district, can be eligible for state tax freezes and federal tax credits when rehabilitating their properties.

At this time, Glen Ellyn meets all of the criteria to become a CLG except that the current historic preservation ordinance requires the consent of 100% of all property owners in a proposed historic district. The CLG program usually requires that communities have only 50% owner consent, however, Glen Ellyn has negotiated with the Illinois State Historic Preservation Agency and needs only to modify the ordinance to require 67% owner consent for a local district. This requirement is not extraordinary, especially given that most forms of consent in our democracy require only majority support of 51%.

The Village Board will be holding public hearings to get feedback from the community on the proposed changes in mid-May or early June.

The Glen Ellyn Village Board is poised to review an application for its first locally-designated historic district early this summer.

The Forest-Anthony Historic District, if approved, will join the approximately 2,300 other local historic districts nationwide.

The neighborhood consists of the three Victorian homes on Anthony Street between Forest Avenue and Park Avenue and the two Victorian homes on Forest Avenue just south of Anthony Street.

If Glen Ellyn becomes a Certified Local Government as recognized by the State of Illinois (see the article left), the residential property owners in the new local historic district would be eligible for a property tax freeze for 12 years while rehabilitating the property. (There is a minimum investment of 25% of the property's assessed value.)

In addition, the property owners could become eligible for a preservation easement

donation, which is a one-time charitable federal income tax deduction equal to the appraised value of the preservation easement. A Preservation Easement is a legal agreement which assigns the right to review and approve alterations to a qualified non-profit organization for the purpose of preserving the property in perpetuity.

For more information, please see the Illinois Historic Preservation Agency website at <http://www.state.il.us/hpa/PS/taxfreeze.htm>. (This site also gives information about additional Federal tax benefits for income-producing, non-residential buildings in historic districts.)

Property owners' in a historic district are not required to restore or rehab their property. They must submit an application to the Historic Preservation Commission for permission to alter, move or construct additions or new buildings.

Citizens for Glen Ellyn Preservation Preservation Seminar and Historic House Walk October 23, 2004

The Citizens for Glen Ellyn Preservation are sponsoring the second annual Preservation Seminar & Historic House Walk on Saturday, October 23, 2004. It will feature a select group of homes that represent Glen Ellyn's unique architectural history.

One of the goals of the event is to help residents better understand and appreciate the buildings and architecture that make up the historic character of Glen Ellyn. In addition to the seminar and house tour, the Citizens for Glen Ellyn Preservation will once again ask approximately 80 property owners to display signs that highlight their status as "A" buildings (historically and/or architecturally

important) according to the Glen Ellyn Historic Resources Survey.

Please hold the date so you can join us for this exciting event!

We neglected to recognize **Jordan Culinary Arts** who provided the refreshments at last fall's Preservation Seminar. Please accept our apologies for this oversight. They are available for small sit-down and buffet-style events as well as cooking classes for both children and adults. They also offer an array of breads, cakes and pastries. Their phone number is 630-790-3425 and email address is sharon@colbyj.com.

SPOTLIGHT ON RENOVATION

The Prichard House 546 Forest Avenue

As Tom and Jennifer Kaiser bicycled through town on the Prairie Path, they were charmed by the historic character of the surrounding neighborhoods. They soon began a determined hunt for what Jennifer described as “a house with some history behind it.” Both are particularly sensitive to the scale and design of historic homes and their setting. Tom has a master’s degree in Urban Planning and Policy, while Jennifer grew up with two architects in her family, where discussions of art and architecture were commonplace. Four and 1/2 years ago they found what they were looking for in the old Prichard home at 546 Forest Avenue.

The house, built in 1923 by Herbert Sunday, sits in an architecturally diverse neighborhood, remarkably untouched by the teardown phenomenon. It was constructed as a side-gabled, one and 1/2 story cottage, in a simple style reminiscent of many of the homes built in the 1920s north of the downtown. The design also incorporates Craftsman elements in the flared eaves, deep front porch, squared columns, heavy front door, and interior leaded glass built-ins. A fair number of these homes were either Sears catalog homes or were built from Sears plans, and may or may not have used pre-fabricated building materials available through the company. The Kaisers noted that the house is a close facsimile of a design known as the Crescent model, featuring two bedrooms on the first floor and an attic with the potential to be finished as living space. Previous owners had finished the attic by creating a long narrow room and a small bathroom on the 2nd floor.

The Kaisers purchased the house with the intent to restore it to its original 1920s condition and, at the same time, to bring it into the 21st century to meet the needs of contemporary life. They began their restoration work with the exterior, installing new cedar siding and replacing rotten wood on the graceful arch of the porch.

They also renovated the kitchen, installing cherry cabinets that suited the style of the house, as well as hickory floors and Silystone countertops. They were delighted to find the original butler’s door stored in the basement and plan to reinstall it. Their greatest need, however, was for more space, for two young children, as well as for a home office. To help accomplish this, they contacted architects Rick and Debbie Rearick.

According to Debbie Rearick, the Kaisers were ideal clients. “They were already interested in a design that would be sympathetic to the style of the home, both on the exterior and in the interior details.” The Rearicks designed an addition on the back that included a family room and back porch on the ground floor and enough space on the second floor to accommodate three bedrooms, a master bath and the original bathroom. The two bedrooms on the first floor now serve as an office and guest room. Tom Kaiser is proud of the fact that the addition stayed within the footprint of the original porch and deck that were on the back of the house. “The new structure only extends about 20 feet, we’re under the buildable space allowed for the lot size,” Tom says, “and actually gained a little green space. The addition is so well-designed that it gives great functionality

without being out of scale with the rest of the house.” Debbie Rearick echoed this; “A good design makes efficient use of space without overpowering the original architecture. Function comes out of good design, not size. Rather than focus on how much square footage they can get for their investment, we ask our clients to focus on the importance of detail - elements that give character to the new structure and help tie it to the old part of the house. This is important whether the house was built in the 1800s or the 1970s.”

The Kaisers took the importance of detail very seriously. Original built-in cupboards removed from the dining room entrance by previous owners have been replaced by tapered square columns that repeat those on the exterior to help define the room. Salvaged built-in bookcases of mahogany and birch, with leaded glass doors, surround the new fireplace on the north wall of the family room. The vintage mantel repeats design elements from the original front door and from the molding on the front of the house. Additionally, custom windows exactly reproduce the style of those on the front. The new space flows seamlessly out of the old as a stairway wall to the second floor and a wall to the kitchen were opened up, reflecting modern taste for light and airy space.

Family History

The home at 546 Forest Avenue was built by Ann Bailey Prichard and her aunt, Annie Staley Gauch in 1923. Eugene Bailey, Ann Prichard’s father, a widower, had moved with his four children to Glen Ellyn in 1892, residing in a home on the northeast corner of Phillips and Glenwood avenues. Ann’s mother, Inastelle Gauch, had moved to town the same year. They married in 1897 and had two children, one of whom was Ann, born in 1899. The Baileys built a house at 636 Park in 1903.

Ann married Harold Prichard in 1924 and raised five children. The small home at 546 Forest became a family sanctuary in times of change or need, as different members moved in and out of it over the years. Harold died in 1941. Aunt Annie died in 1956 at the age of 92. Ann Prichard lived in the home until 1978. Now 103, she is the oldest resident of Glen Ellyn.



This gracious home represents the ideal direction that urban renewal can take, as an historic structure is sensitively readapted and restored for modern use.



The new rear addition stayed within the footprint of the original porch and deck that were on the back of the house.

Teardown *myths*

by Lee Marks

1. Older homes don't have all the amenities desired in a new home today. MYTH!

Hundreds of older homes in Glen Ellyn have been updated to include modern kitchens, baths, family rooms, master bedroom suites, and more.

2. It's cost prohibitive to update an older home. It's much less expensive to build new. MYTH!

The cost of rehabilitating old structures generally runs 25-33% less than comparable new construction. With the technology that exists today, most restoration, rehabilitation, and remodeling projects including room additions, can be done for a fraction of the cost of building a new home. In addition, individual landmark homes or homes located in a historic district may qualify for a property tax freeze based on the percentage of dollars that the homeowner spends on their project.

3. You won't be able to find anyone to remodel, rehabilitate, or restore your older home. MYTH!

There are dozens of talented, reputable firms that can handle everything from the simplest remodeling jobs to the most sophisticated room additions.



This home has undergone extensive restoration employing dozens of talented trades people from the Glen Ellyn area.

4. New homes have much more to offer than older homes. MYTH!

Older homes offer classic detailing that either isn't available in new homes, or if available, is often cost-prohibitive. These details include such things as plaster



This charming 1930s stone cottage was torn down in 2003. It had irreplaceable character.

walls, cove moldings, built-in cupboards and buffets, pocket doors with matching period woodwork, fancy baseboards, solid wood doors, handsome woodburning fireplaces with attractive surrounding trim and moldings, built-in bookshelves, beautiful hardwood floors, large, usable front porches, and the irreplaceable warmth, charm, and character that can only be found in an older home.

5. New homes are a better investment. MYTH!

Property values of historic buildings significantly outperform the appreciation rates of non-

historic properties. In cases where a historically or architecturally important home is listed as an individual landmark or is part of a local or national landmark historic district, values have increased way beyond the norm!

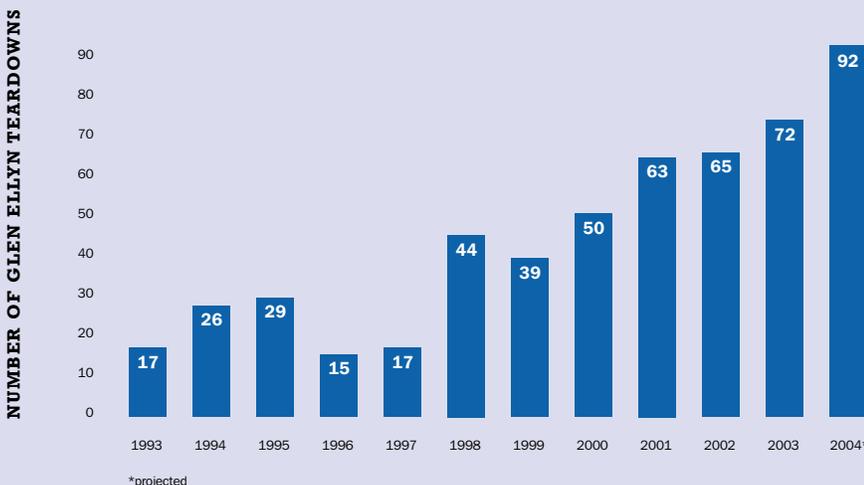
6. Tearing down older homes and building new makes a positive contribution to the local economy. MYTH!

Restoration of an existing home is more labor intensive and therefore creates two to five times as many jobs as new construction. New construction uses a much higher percentage of materials than labor so the income goes to the lumber



Detailing on one of the 27 homes torn down so far this year as of April 21, 2004

companies in Oregon, or the window manufacturers in Wisconsin rather than to local laborers who in turn spend their wages on housing, groceries, etc. in the local economy. Furthermore, the actual cost of new construction in terms of the wear and tear of truck traffic on the existing infrastructure, construction debris hauled to ever diminishing landfill sites, the environmental impact, and energy cost is rarely taken into account when measuring the cost of new construction.



House Style Primer



GREEK REVIVAL (1825-1890) In the mid-19th century, many Americans believed that ancient Greece represented the spirit of democracy. Public buildings in Philadelphia were the first to be built in the style and the fashion soon spread through carpenter guide and pattern books, making the Greek Revival architecture the most predominant style in the United States. • Greek Revival houses usually have pedimented gables, heavy cornices with bold simple moldings, and are symmetrical. Many of these homes have entry porches with columns, decorative pilasters, and narrow windows around the front door.

RANCH (1932-1970) The first ranch style home was designed by Cliff May in San Diego, California in 1932. The ranch quickly spread to other states becoming the most popular home style of the 50s and 60s. These informal and uncomplicated homes use space efficiently; are traditionally one-story; and have evolved from the bungalow, cottage and Spanish styles. • Ranch style homes are usually: long, narrow and low to the ground, have low pitched gable roofs, simple floorplans and large picture windows. They often have attached garages, sliding glass doors, and are built from natural materials, with wood and brick exteriors.



Please join us at our monthly meetings on the first Thursday of each month from 7:30 p.m. to 9:00 p.m. at Faith Lutheran Church, 41 N. Park Boulevard, Glen Ellyn.

For more information

contact Genell Scheurell at 630.545-2479 or visit us online, www.glenellynpreservation.org

CGEP officers and board of directors

Officers: Genell Scheurell, President; Debbie O'Connor, Vice President/Secretary; Chris Wilson, Treasurer

Directors: George Allen, Tim Bateman, Bob Chambers, Linda Gilbert, Lyn Haithcox, Patrick Haithcox, Jim Manak (registered agent), Marilyn Wiedemann, and Mike Wilson.

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

- Individual \$15
- Dual or Family \$25
- Student \$7.50
- Senior Citizen (over 65) \$7.50
- Charter Member \$150
- Non-profit Organization \$50
- Corporate Member \$100

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 a 501(c)(3) non-profit organization which means that your membership fee or donation will be tax deductible.