



SUMMER 2005

preserve

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

www.glenellynpreservation.org

LOCAL DESIGNATION

The Truth about Landmarking Your Property

Landmarking a historic property (also known as local designation) is a frequently misunderstood concept. The following information is designed to provide some clarification about preserving historic sites and buildings in our community.



The Village of Glen Ellyn currently has a historic preservation ordinance that requires owner

consent for the landmarking of individual historic properties. In a historic district, at least two-thirds of the property owners must consent to the designation.

A landmarked structure or site must:

- exemplify the architectural or historic heritage of Glen Ellyn;
- be the location of a significant historical event;
- be identified with a person or persons who contributed to the architectural or historic development of the Village;
- exemplify an architectural type or style; or
- be the work of an architect, builder, etc. whose work was significant in the development of Glen Ellyn. The historic preservation ordinance does not prevent the owner of the designated

structure from selling their home to anyone they choose, nor does it control interior changes. Only exterior changes to the structure, excluding paint color, must be reviewed by the Glen Ellyn Historic Preservation Commission.

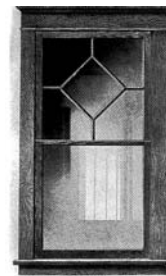
This is intended to help ensure such modifications maintain the character of the neighborhood.

The restoration and preservation of important historic buildings has not been proven to have a negative financial impact. In all locations where economic benefits studies have been conducted, property values of historic buildings appreciate at the same rate as non-historic buildings. In numerous cities and states across the country, property values of historic buildings significantly outperform the appreciation rates of non-historic buildings.

To encourage local-designation, if residential property is rehabilitated according to established federal guidelines, the owner-occupant of that property may be eligible for a Property Tax Assessment Freeze.

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STOP! Before replacing your original historic windows, consider this:



Original wood windows are a valuable architectural detail of your home, and should be preserved in order to maintain the

architectural integrity of your home.

The placement, size, materials, and profile of your windows were designed by the architect as a contributing element to the total design of your home. Windows are as important to defining the style of your home as are the other architectural elements, such as the roofline, footprint, and mass.

In addition to being an integral design element of the architecture of your home, original wood windows made prior to 1940 are constructed from the heartwood of original growth lumber.

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Building projects cost Glen Ellyn approximately 12,000 trees

According to the most recent Glen Ellyn Forestry Division report (April 4, 2005), 12,000 trees have been lost in five years. Loss of trees, our community forest, is just one of the many consequences of teardowns in our Village.

Of the 12,000 trees lost, almost 4,000 were removed to make way for bigger houses. While some trees are protected during the building process, most of the trees lost during that time stood in unprotected areas on or near building sites. Some trees in protected areas have also succumbed. Trees on property adjacent to construction sites that have died are not listed on the report.

Current examples of “collateral damage” include two parkway trees on Lenox across from Lake Ellyn. Parkway and private trees in that area are mysteriously dying, possibly caused by the trees’ root structure being flooded by water run-off from housing development above on Park Boulevard. The Village removes damaged parkway trees, but homeowners must pay for removal of their own. Part of the problem may be that, while commercial building projects require water impact studies, residential housing development does not. Excessive water runoff is often an unexpected consequence for neighboring basements, yards, and tree roots.

Oak Street has lost 357 trees to development, 42 of them on one lot that remains barren four years later. On Highview, a single project last year swept out 131 trees across three lots, (photo, right). This year, a contractor on Riford removed the presettlement oaks not only from his own project property but also, without permission, one from a neighbor’s lot. Crescent Boulevard has lost 132 trees, Montclair, 162, and all of this within the last five years.

The species of these lost trees are not recorded in the report, although they have included many of our prized pre-settlement oaks, which can live up to 300 years. Neither the monetary value of these trees nor the effect of their loss on housing values has been calculated, but such trees are impressive assets of the community, important among the many amenities drawing people to Glen Ellyn. Realtors and builders depend on trees to enhance marketability of their properties, and residents depend on trees to enhance their quality of life.

Only in the last five years have tree preservation plans been required for building projects. There is no way to know how many trees were lost before that time. The Village Forestry Division is creating an inventory of our trees and is taking steps to gain some control over tree removals. While the figures suggest it may be a losing battle to-date, the Forestry Division is not giving up.

Trees are an important part of the area’s history. Apart from native groves of mostly oak on both sides of the DuPage River between St. Charles Road and Hill Avenue, most of our trees were planted. Maples were planted by those laying out our streets. Orchards dotted various neighborhoods, including one between Hawthorne and Linden along Western Avenue. Trees were important to our earliest residents, and most knew how to nurture, graft, and transplant trees.

Nearly 200 years ago, on what is now Oak Street just west of Main, an Indian grafted a branch onto an oak tree to mark a trail, knowing others sensitive to the forest could read his sign much as we now read a street sign. Last summer, a new property owner with a different sensitivity cut down that 200 year-old, 5-foot diameter tree for a swimming pool. Unfortunately, there is no ordinance in place designed to save our heritage trees.

Glen Ellyn, once noted as a forest community, is losing its forest. Streets, once a joy to walk down for their immense greenery sheltering homes and pedestrians alike, have become solid urban walls. Facades of concrete and brick join up endlessly on some blocks with little space and few, if any, trees between them. The mature trees and shrubs which defined the Village are gone from these areas.



When the home at 682 Hillside was demolished for a much larger home, a vast number of pre-settlement Oaks were removed from the lot. The so called “protected” ancient Oaks, (above) had clay-laden construction debris heaped around their root zones and will most likely die.

Trees have quiet distinction and, at the same time, can be quite spectacular. Trees come in subtle shapes and sizes. Arranging trees in ways to harmonize color, size, intensity, and form are part of a pleasing design. The house is not the entire experience. The yard completes the building program, providing both frame and an expanded sense of living space.

The signs that trees present us, their “messages”, like that of the Indian oak, come to us almost unconsciously. Without sensitivity, it may be possible to miss them. A visit to the Morton Arboretum can help educate our sensitivity. But even without training, most of us feel good when we walk down a street with trees. And for an example of trees’ spectacular distinction, there are the stately oaks and maples marching up the hill to the castle parapets of Glenbard West High School.



The wonderful craftsman home above, at 672 Highview, was demolished in 2003, but not before the entire wooded triple lot known locally as Campbell’s Woods was clear-cut (above right). A new home was built on the eastern portion of the lot, but the western portion still sits forlorn, unsold and treeless.



Landmarking

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But the trees, our planted environment, cannot defend themselves. If they are not planted, pruned, fed, protected from changes in grade and water, and saved from development, they will die. The community forest will be gone.

The Forestry Division has just published a booklet describing our trees, *Gems of Glen Ellyn*, to encourage tree care throughout the village. This summer Forestry Division also plans to bring to the newly elected Board of Trustees an ordinance that will protect this valuable community asset. Please let your Trustees and your Environmental Commission know that you want a stronger tree ordinance and protections that will help preserve our Community Forest.

For more information about the publication, "Gems of Glen Ellyn", contact the Glen Ellyn Civic Center (630.469.5000).



It is important not to confuse local-landmarking with other designation programs. The **Glen Ellyn Historical Society** also has a house plaquing program. It is honorific and plaques are placed on structures or at sites that are at least 90 years of age and have played an important role in Glen Ellyn's history. This program is entirely separate and distinct from local-landmarking.



The listing of a property or district on the **National Register of Historic Places** is also an honorific designation. The listing is administered by the National Park Service through the Illinois Historic Preservation Agency in this state.

If listed on the National Register, the owner of a commercial property can qualify for a 20% rehabilitation tax credit.

In Illinois, the owner of any National Register-listed property may qualify for a tax-deduction if a preservation easement on the property is donated to a non-profit organization or agency.

For a brief description of Preservation Easements go to www.cr.nps.gov/hps/tps/tax/easement.htm.

For more information about:

- The Village landmarking process, call the Village of Glen Ellyn at 630.469.5000.
- The Property Tax Assessment Freeze, go to www.state.il.us/hpa.
- The National Register of Historic Places and the 20% Federal Tax Credit for commercial properties, go to www.state.il.us/hpa.
- Preservation easements in Illinois, go to the Landmarks Preservation Council of Illinois at www.landmarks.org/easement_overview.htm.

Outdoor Lighting 101

Perhaps the outdoor lighting at your house consists of two 100-watt floodlights screwed into a pair of sockets by the back door. No doubt they cast plenty of light. But they also attract bugs and moths by the hundreds, cast bizarre shadows, blind you if you look at them, and – as for ambiance – well forget about that.

Light has the ability to transform a space, introducing emotional qualities such as romance, mystery, drama, and excitement. It defines how a person should feel in a space. It makes outdoor spaces usable at night and adds a magical view into the landscape from interior spaces.

Outdoor lighting has three objectives which should be considered in a lighting plan. They are: safety to avoid injury, security to avoid intrusion by trespassers, and aesthetics to allow enjoyment of the environment. One objective may dominate the design. Whenever possible, have aesthetics dictate by integrating safety and security elements into a visually pleasing night scene.

As you begin your lighting plan start with your house and work out into your yard and garden. Treat your house as a lantern that glows in any season or weather. Consider which lights you should leave burning at night to enhance the desired

effect. This includes lights such as decorative fixtures on the house by the front entrance, or lights recessed into the ceiling of a porch, etc. Also consider that at night our eyes are adjusted to the darkness and these lights are typically too bright and difficult to look at. Lowering wattage or installing a dimmer will make these areas more inviting and thoughtful of your neighbors.

Moving from the house into your landscape, consider the approach to your house after sunset and lights that will deter unwanted visitors. If you plan to light your house and/or your garden, the architecture and landscape of your home will need to be carefully considered, as well as all your potential evening or nighttime activities. Also, be considerate of your neighbor's view of your house and landscape, making sure not to create a situation where a light may be creating glare for them.

Low-voltage lighting provides a great alternative to line voltage. When artfully placed, low-voltage fixtures can be as beautiful and natural looking as the landscape itself. Low-voltage systems typically use halogen lamps (bulbs) which cast a whiter, more focused beam than standard lights – almost like natural sunlight. There are many options in selecting a low-voltage lighting system, from prepackaged systems for the do-it-yourselfer to the professionally designed and installed system. The phrase "you get what you pay for", applies here. The effect from a professionally designed and installed system will most often surpass what the typical homeowner can achieve.

The effect that well planned outdoor lighting has on a home and landscape is very special and a gift of additional time to enjoy our surroundings.

An addition that fits

Like many residents of Glen Ellyn, Jim and Bryann Tierney can see the possibilities in old houses, having rehabbed several over the years. They are particularly appreciative of the place each of these structures holds in the early history of the community. When they happened upon the simple, turn-of-the-century house on Phillips Avenue that by now showed its 95 years of wear and tear, they were able to see its potential. Built in 1910 by Frank McMillan, who had purchased several lots in the area, it lies within a neighborhood of vintage homes of similar size and style. The house was rented for a short time to the Treadwell family and was then sold to Urban and Edith Abell in 1912. Urban Abell was a commercial artist, commuting to his job in downtown Chicago. Their daughter Ruth, who was born in the house in 1913, married Kenneth Kroger and continued to live there until it was sold to the Tierneys last October.

Simple in design, the stucco front-gabled house features a two-tiered porch with modest Queen Ann detailing. An old photograph from 1917 reveals that the house once had spindled porch railings and a shingled gable. The lower porch, originally open, had been enclosed shortly before



the photograph was taken. Although some of its original features are gone, the old leaded-glass in the front parlor, a richly colored, stained-glass window on the second floor, and the oval-glassed front door have survived.

Even though the house would need both renovation and restoration work, the Tierneys were delighted with the chance to save this piece of the past. They approached the local architecture firm, Ashley Rearick, hoping to restore the old structure to its original appearance and, at the same time, create a home that would eventually appeal to a young family. Although this would include an addition

on the back of the building, Jim explained that they wanted to “capture just the right amount of space, while staying sensitive to the sizes of the original rooms.” He described the house as “comfortable rather than overbearing” and hoped that they would be able to maximize the existing space by making it more functional, adding on as little as possible so as not to detract from the original structure.

Once work began, it was determined that most of the plaster and flooring were beyond repair. Although disappointing, this did allow easy access for the modern wiring and plumbing, as well as a view of the original, turn-of-the-century gaslight pipes and peg-and-tie wiring that were being replaced. Luckily, the oak baseboards



Windows

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The extracts that collect in the heartwood make it darker in appearance, more decay resistant, and more stable. This valuable wood is no longer available today. Another treasure inherent in old windows is the wavy glass that beautifully reflects light. Original windows have true divided lights, where each pane is a separate piece of glass framed in hand-crafted wood frames. This structure gives depth and dimension to your windows.

It is important to preserve your windows because not only are you throwing away valuable resources by replacing them, but the craftsmanship that went

into the details of the window and hardware is lost as well.

Unfortunately, due to the marketing and growth of the window replacement industry, original windows are disappearing from older and historic buildings and homes at an alarming rate and ending up in our landfills. It is estimated that 35 million windows will be replaced in homes in 2005. The driving forces behind decisions to use replacement windows are energy costs savings and maintenance concerns. But with the cost of replacements between \$350 and \$1200 per window, they frequently are selected based on the lowest cost. Two in every three new windows are vinyl, which do not replicate the original windows in

materials, profiles, design, etc. Vinyl replacement windows are bigger and bulkier in design and do not replicate the original handmade details of hand crafted wood. Just compare them to replacement windows with snap-in mullions, which appear flat.

What many homeowners don't know is that based on energy savings alone, it would take 75 years to recoup the expense of replacement windows. A 1996 Vermont study* reported that, based on energy savings from replacement windows vs. original windows, replacing a window solely due to energy considerations is not worth the cost. Replacement windows will never generate energy savings to offset the cost of replacing

them at the end of their lifespan.

Also, historic windows can be retained and upgraded to approach the thermal efficiency of replacement windows. By adding storm windows to single-pane glass, historic windows approximate the energy ratings of double glazed replacement windows. Exterior storm windows have an added advantage in that they protect the exterior of the window, lowering maintenance costs, and extending the life of the window.

There is a myth that original wood windows are too costly to repair and require extensive maintenance. What some people fail to realize is that original wood windows can last 75-100 years with proper maintenance and will



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(far left, top) The Phillips Avenue house as it appeared in 1917. (far left, bottom) one of the original leaded glass windows. (left) The house as it appears today. Very little has changed since the 1917 photo. The porch had been enclosed and the columns were altered. The new, rear addition blends seamlessly in scale and style.

and trim were salvageable and so were carefully removed to be refinished and reinstalled. The new construction will have trim milled to match. Vintage-style double-hung windows have been installed throughout the house, and once the new floors are laid and finished, the ornate, iron floor grates will be re-used, although requiring modification of the new duct work to accommodate the old dimensions. On the exterior, the shingled gable will be restored and new spindled rails will be made for the upper porch.

The Tierneys are making use of the basement level as well, pouring a concrete floor and moving the back wall out to line up with the addition. Their contractor, of Donald Charles Builders, was able to repeat both the stucco exterior and the old rough-faced block foundation on the new structure. The addition is almost a

seamless continuation of the old, with a barely noticeable increase in width, necessary to satisfy code requirements. The upper floors of the house will have 2100 square feet of usable space, including three bedrooms and three bathrooms. An efficient, galley-style kitchen will combine old and new, with painted cabinets, a breakfast booth and granite counters. Satisfying the demands of modern life, the lower level will feature a finished family room, bath, cedar closet, and laundry room.

The Tierney's feel good about having saved the home from certain demolition. Noting the similar houses on either side, Jim commented, "It just wouldn't have been right to tear this place down and end up with something towering over the neighbors." In a community dealing with the negative effects of the teardown trend, this is good news.

last another 75-100 years if restored. Typically, replacement windows have a life expectancy between 10-25 years.

While replacement windows appear to be maintenance free, you cannot maintain or repair them. The best replacement windows guarantee the glazing units for 30 years, 20 years for the sash. The biggest problem is the short expected life of glazing. After a few years, the seals break causing the double glazed windows to fog. Your only solution then is to replace the replacement windows.

In addition to the glazing problem with replacements, you have the issue of visual impact. Especially with vinyl replacement windows, the frame will yellow

over time from the sun. Even wood replacements aren't as durable as original windows due to the fact that they are from second growth lumber, which is more vulnerable to decay and less stable. Once you begin this "rip out and replace cycle", it will continue for the life of your home. Our landfills are filling up not only with the original windows, but the failed replacement units as well.

Maintenance of original wood windows, even if professionally repaired and maintained, is not as costly as replacing your windows every 10-25 years. But repairing, restoring and maintaining wood windows is easy to do yourself when you break down the task into small

steps. An excellent resource on the maintenance and repair of Historic Wooden Windows is Preservation Brief #9 www.cr.nps.gov/hps/tps/briefs/brief09.htm In the Brief, they break the job into small easy to follow steps that the do-it-yourselfer can easily follow.

Repairing and maintaining wood windows is less expensive than replacing them. So, if your windows need attention, do not replace them. Preserving original wood windows is better for the environment, saves energy, and maintains the architectural integrity of your home.

*Testing The Energy Performance of Wood Windows in Cold Climates, August 30, 1996. A Report to the State of Vermont Division for Historic Preservation, Agency of Commerce and Community Development.

Preservation Seminar and Historic House Walk October 15, 2005

The Citizens for Glen Ellyn Preservation are sponsoring the third annual Preservation Seminar & Historic House Walk on Saturday, October 15, 2005. 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.

The Preservation Seminar will feature restoration expert Bob Yapp. Bob is an author, columnist and former host of the PBS Television show, "About Your House with Bob Yapp".

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

**Is money to be gathered?
Cut down pleasant trees
among the houses,
pull down ancient and
venerable buildings for
the money that a few
square yards of London
dirt will fetch; blacken
rivers, hide the sun and
poison the air with smoke
and worse, and it's
nobody's business to see
to it or mend it: that is all
that modern commerce,
the counting-house
forgetful of the workshop,
will do for us herein.**

WILLIAM MORRIS

House Style Primer

CAPE COD (1675-1950) The Cape Cod style is an example of Colonial Revival architecture, which expressed a renewed interest in America's colonial past. Its history goes back to the English colonists who came to the United States and used half-timbered English houses as a model and adapted them to New England's stormy weather. Over the course of few generations, a modest one to one and a half story house emerged. Cape Cod houses became extremely popular in the the 1930s when small economical mass produced houses were the trend.



• Traditional Cape Cod houses have many of the following features: steep roof pitch with side gables; one to one and a half stories that allow attic as living space; wood framing with wide clapboard or shingle siding; symmetrical appearance with center door; dormers for space, light, and ventilation; multi-pane double hung windows; formal center hall floor plan; hard wood floors; and little exterior decoration. The 20th century version of the style placed chimneys at the side rather than the center and shutters were strictly decorative.

INTERNATIONAL STYLE (1928-1970) In the late 1920s and early 1930s, a new kind of modern architecture arrived in America. It grew out of experiments in Europe and was promoted by more intellectual practitioners who scorned art deco. This (anti-) style epitomized the height of the modern movement in the US and Europe and dominated American commercial and industrial architecture through the 1970s, but was rare for houses. Its proponents believed that this new style would express the Machine Age in structure and appearance as a symbol of its time and culture. Its features included: light weight framing, curtain wall construction using standard industrial materials, cubist forms, horizontal ribbon and corner windows with large spans of plate glass, flat roofs, smooth continuous wall surfaces, and a complete lack of ornament. The international style produced houses of subtle elegance.



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 Chris Wilson at 630.469.7924 or visit us online, www.glenellynpreservation.org and see our new website design.

Officers Chris Wilson, President; Linda Gilbert, Vice President; Debbie O'Connor, Secretary; Jay Gilbert, Treasurer
Advisory Member Tom Kaiser

Board of Directors George Allen, Tim Bateman, Lyn Haithcox, Patrick Haithcox, Tim Loftus, Eleanor Saliamonas, Genell Scheurell (Immediate Past President), Marilyn Wiedemann, Michael 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 raise other funds to keep the organization growing.

Thank you for your support.

Annual Membership Dues

<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

Name _____

Address _____

City/State _____ Zip _____

Phone _____

E-mail _____

Please make checks payable and send dues to:
Citizens for Glen Ellyn Preservation,
605 N. Cumnor Avenue
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.