

## 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).**