



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, July 18, 2019
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call Historic Preservation Commission Meeting to Order**
- B. Approval of Minutes from May 16, 2019**
 - 1. May 16, 2019 Historic Preservation Draft Minutes
- C. Public Comment**
- D. Old Buisness**
- E. New Business**
 - 1. Preliminary Landmark Review of 400 N. Main Street, Glen Ellyn
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
 - 1. July 2019 Informational Memo
- J. Confirmation of Next Meeting Date and Adjournment**
- K. Agenda Items**



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/18/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Minutes
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4074)

DOC ID: 4074

May 16, 2019 Historic Preservation Draft Minutes

ATTACHMENTS:

- May 16 2019 Historical Preservation Commission Minutes (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 May 16, 2019
 7:00PM
 Glen Ellyn Civic Center Rm 301

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: May 16, 2019
Called to Order: 7:03 p.m.
Adjourned: 8:53 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Absent
Penn French	Commissioner	Present
Ian Hood	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present

Also Present:

Cole Jackson	Associate Planner – Staff Liaison	Present
Kelly Purvis	Village Planner – Staff Liaison	Present
Bill Enright	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Tim & Monica Dunneback	413 Cottage Ave	
Ian & Liz Dawson	869 Hillside Ave	
Eric Deaton	667 Highland	

A. CALL TO ORDER

The May 16, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:03 PM at the Glen Ellyn Historical Society.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM April 18, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 4/18/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Welsh

E. NEW BUSINESS

1. *Glen Ellyn Historic Preservation 2018 Awards* – Staff Liaison Jackson presents the award nominations for 2018 to the HPC. The information provided included the submission forms along with before and after pictures of the properties nominated. There were ten project nominations that were received.

They are as follows:

228 Forest Ave -	Remodel of the Year
419 N. Park Blvd -	Remodel of the Year
869 Hillside Ave -	Remodel of the Year
906 Roslyn Road -	Remodel of the Year
413 Cottage Ave -	Remodel of the Year
667 Highland Ave -	Streetscape Compatibility
366 Turner Ave -	Streetscape Compatibility
485 Hawthorne Blvd -	Restoration of the Year
478 Phillips Ave -	Restoration of the Year
732 Crescent Blvd -	Restoration of the Year

The HPC reviewed the above properties and guidelines for each award category. Commissioner Manak asks Chairman Loftus if more than one award per category can be given. Chairman Loftus replies this is the most nominations we have received in any one given year and yes we could give out multiple awards. After viewing the award category; the HPC decides to move 419 N. Park to Architectural Details Award category and 732 Crescent to Streetscape Compatibility.

The HPC reviews all the Remodel of the Year properties and awards properties 413 Cottage Ave and 869 Hillside Ave with Remodel of the Year Awards and gives an

honorable mention to 906 Roslyn Road.

The HPC reviews the Streetscape Compatibility award nominations. Commissioner Hood adds that property 667 Highland's owner gave back to the community on this property. They worked with Habitat for Humanity and allowed the fire department to use the property during demolition as a training ground. The owner was also mindful in saving the tree on this property which was the anchor to the property. He adds that this property is worthy of an award. After discussion the HPC awards 667 Highland Avenue and 732 Crescent Blvd with the Streetscape Compatibility award and 366 Turner Avenue with an honorable mention.

The HPC reviews the Restoration of the Year nominations and awards 478 Phillips Ave and 485 Hawthorne Blvd with Restoration of the Year Awards.

The HPC reviews the Architectural Detail award nominations and awards 419 N. Park Blvd with the Architectural Detail Award.

The HPC thanks all the homeowners for attending the meeting. The award winners will be recognized at the Village Board meeting on June 24, 2019.

F. OLD BUSINESS

1. *Landmark Initiative* – Commissioner Manak distributed an Action Plan Update to the HPC (see attached). He reports that he has identified, collected, arranged and selected print materials that could go in with the letter to the home owners. Those items are as follows: Statute – Chapter 7, Tax incentive materials, Brochures regarding Historic Preservation in Glen Ellyn, guideline materials and the application form for landmarking. Commissioner Manak would like to send the letter with the HPC brochure. He adds he will draft the letter and will bring it to the next HPC meeting for approval. Staff Liaison Purvis adds last year we invited all properties that were plaqued to a boathouse event. We have a letter already drafted that you could use for your initiative. She will send that letter to Commissioner Manak. Commissioner Manak adds in terms of the draft letter we will also want to get village approval on it. He asks that this be put on the agenda for July.

G. HISTORICAL SOCIETY BUSINESS – Executive Director Hall reports that reconstruction on the Historical Society is moving forward. We hope to reopen in the summer. The Auto Fest will be held on the HS grounds. We are still waiting to see if we will have speakers for this event.

H. CHAIRMAN REPORT – Chairman Loftus reports that Commissioner Manak put together an action plan for 2019 Landmark Initiatives.

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Enright reports that he is looking forward to serving as the HPC Trustee Liaison. He adds the new board members have

been sworn in. There are 2 new members this year. The CBD streetscape project is moving forward and will start in 2020. The utility work for the civic center parking garage will be happening in the next few months. A lawsuit has been filed on the Apex project so that project is currently on hold.

J. STAFF REPORT – Associate Planner Jackson reports that the Landmark of Illinois 2019 award nominations are due June 15th. Chairman Loftus put the stamps on the he bags for The Taste of Glen Ellyn event. The HPC will be setting up by the beer tent for bag distribution. The village staff is working on updating the GIS mapping from the information that was provided from 2017-2018 Architectural Survey.

K. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Manak and Commissioner Darga seconded the motion. The meeting was adjourned at 8:53 p.m.

The next HPC meeting will be held on July 18, 2019 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison



Historic Preservation Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/18/19 07:00 PM

Department: Historic Preservation Commission

Department Head: Cole Jackson

Category: Discussion Item

Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4072)

DOC ID: 4072

Preliminary Landmark Review of 400 N. Main Street, Glen Ellyn

Background: Mike Wilson, President of Citizens for Glen Ellyn Preservation has submitted a nomination form requesting that the Historic Preservation Commission consider the building on the property at 400 N. Main Street for local landmark status.

The building was constructed in 1961 and a two-story addition was added to the building in 1973. Granacki Historical consultants conducted a historic resource survey of the Linden-Hill Area of the Village and wrote “that the Giesche Shoe Store has been rated significant. The store is an exceptional example of the use of the International Style in a commercial design. The geometric massing, exposed structural columns, and window walls are all hallmarks of the style. The cantilevered metal entry canopy hangs suspended over the offset store entry, and a large metal sign stands at the south end of the building. The 1971 north side addition is compatible with the original design.”

The petitioner has provided additional information (attached) in support of the landmark nomination.

Part 1 of the Landmarking Process: Section 2-13-3(B) of the Village Code indicates that any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. The Commission may, by resolution, make a preliminary determination of landmark designation, provided that the proposed structure is at least 50 years old and meets at least two (2) of the criteria for landmark designation. The petitioner has indicated that he believes that the building meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.
4. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
5. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the village of Glen Ellyn, the state of Illinois, or the United States;

6. Its representation of an architectural, cultural, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;
7. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Part 2 of the landmarking process: In accordance with section 2-13-4 of the Village Code, within (15) days of its preliminary determination, the commission shall notify the owner(s) of the property of the reasons for and effects of the proposed designation and request that the owner(s) consent in writing to the proposed designation, and shall forward a copy of such notice to the Village Board. The owner(s) shall have 45 days to respond to the request. Section 2-13-4 (C) of the Village Code states that if the owner fails or refuses to consent to the proposed designation within the applicable time period, the designation process shall terminate as to that property without further action, and the subject of the proposed designation shall not be reconsidered for 2 years. If the owner consents, the Commission shall schedule a public hearing on the proposed designation pursuant to Section 2-13-6.

Since this property is included in development plans that were approved by the Village Board in April, 2019 which include the demolition of the Giesche Shoe building, upon receipt of the landmark nomination form on May 6, 2019, Village Staff forwarded this information to Lawrence Debb and John Kosich, owners of the property, to notify them of the request. The Village received a letter (attached) dated June 3, 2019, indicating that the property owners do not consent to having the property landmarked.

While the Deputy State Historic Preservation Officer (SHPO) made a determination that the property would be eligible for a National Register listing, the property owners went through the required mitigation process with the Illinois Department of Natural Resources. The Deputy SHPO has confirmed that the appropriate fieldwork to mitigate the impact of the demolition of the building has been conducted and that the demolition is permitted to proceed (see attached letter, dated June 4, 2019).

Action Requested: The Commission is being asked by the petitioner to make a preliminary determination as to whether 400 N. Main Street meets the landmarking criteria set forth in section 2-13-3(A) of the Village Code. However, since the Code says that the Commission “may” make a preliminary determination of landmark status, the Commission can choose whether or not to proceed with this process. Please note, if the Commission chooses to move forward, following a preliminary determination by the Commission, the landmarking process will terminate without further action since the property owners have indicated they will not consent to the landmarking.

Attachments:

1. Historical Landmark Nomination Form
2. Packet of materials supporting the nomination
3. Letter from Larry Debb, dated June 3, 2019

4. Letter from Robert Appleman, dated June 4, 2019

CC: Staci Springer, Community Development Director
Cole Jackson, Associate Planner
Mike Wilson, Petitioner
Larry Debb, Property Owner
John Kosich, Property Owner

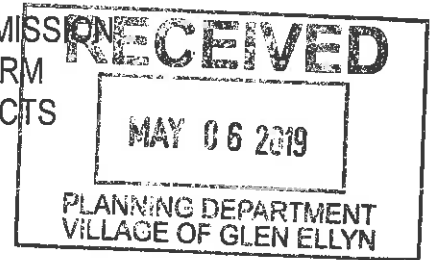
X:\Plandev\PLANNING\HPC\Landmark Consideration\Main 400 N\Giesche Preliminary
Determination.doc

ATTACHMENTS:

- Historical Landmark Nomination Form (PDF)
- Packet of materials supporting the nomination (PDF)
- Letter from Larry Debb, dated June 3, 2019 (PDF)
- Letter from Robert Appleman, dated June 4, 2019 (PDF)

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GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS



Date Received _____

1. Name of Property/Site: Giesche Shoes Building
2. Address of Property: 400 North Main Street, Glen Ellyn
3. Please indicate the year of construction: 1961
4. Attach photographs of the property site itself as well as important features (if available).
5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?
☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque
6. Please indicate which of the following criteria apply to the property. (Check all that apply).
 - ☒ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
 - ☒ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
 - ☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
 - ☐ Its location as a site of an important archaeological, significant historic, or natural event;
 - ☒ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
 - ☐ It be one of the few remaining examples of a particular architectural style;
 - ☒ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
 - ☒ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

CLEAR PAGE

☒ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

☒ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

Please See Attached

8. Name, address, telephone number and email of the property owner(s).

Name: 400 Main LLC

Address: 1111 East Touhy, Suite 230, Des Plaines, IL

Phone Number: _____

Email: _____

9. Name, address, telephone number and signature of person(s) submitting this nomination.
(If other than the property owner).

Name: Michael Wilson, President, Citizens for Glen Ellyn, Preservation

Address: 716 Crescent Blvd, Glen Ellyn, IL 60137

Phone Number: 630-432-5447

Signature Michael Wilson

Date 5-6-19

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

MCWILSON1947@aol.com
seacwilson@aol.com

Attachment: Historical Landmark Nomination Form (4072 : 400 N Main Landmarking Application)

Designation of landmark or landmark district; recommendation and preliminary determination.

1. **It be of an age of at least 50 years, in whole or in part; and that two or more of the following conditions exist:** The 1 story original Giesche Building was built in 1961, followed by a compatible 2 story addition in 1973. The original building turned 50 years old in 2011. The addition is set back further from abutting streets than is the original building.

- a. **It be listed on the National or State Register of Historic Places;** Anthony Rubano of the Illinois State Historic Preservation Office, determined the Giesche building to be eligible for the National Register of Historic Places on August 24, 2018.
- b. **Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;** The Granacki Historic Consultants were hired by the Village of Glen Ellyn in 2010 to do a historic resource survey of the Linden-Hill Area and wrote "that the Giesche Shoe Store has been rated Significant. The store is an exceptional example of the use of the International Style in a commercial design. The geometric massing, exposed structural columns, and window walls are all hallmarks of the style. The cantilevered metal entry canopy hangs suspended over the offset store entry, and a large metal sign stands at the south end of the building." The Giesche Building was designed by Glen Ellyn based architect, Francis W. Allegretti.
- c. **Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;**

In its own right, the Giesche Building is an iconic landmark of Glen Ellyn at the Southern entrance to the village. Providing a sharp contrast to the 1920's commercial buildings, it represents a standalone commercial building of the International Style. The Giesche building represents an architectural style that emerged as a result of wanting to eliminate historic ornamentation, plus the need to build commercial buildings quickly after the war in response to industrialization. Due to new construction techniques, steel, reinforced concrete and glass were used. It was a functional style, where form followed function void of ornamentation.

- d. **Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; See b and c above.**
- e. **Its location as a site of an important archaeological, significant historic, or natural event; NA**
- f. **Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; Thor Giesche was a fixture of Glen Ellyn for 57 years. According to his obituary dated 7-26-2005, Thor owned the Giesche Shoe business in Glen Ellyn for 57 years, which was started by his grandfather in the late 1800's. Thor was an Army Air Force veteran of World War II. He was a first lieutenant pilot of B17 Bombers, serving with the 15th Air Force in Europe and flew 29 combat missions. He received commendation for meritorious service. Thor was instrumental in starting the Glen Ellyn sidewalk sale in 1957. "There were those who said a family-owned shoe store in a small village like Glen Ellyn would never fly, but he proved them wrong," his son said. "He went from running his business out of a small downtown storefront that's now a barbershop to a space that has a total of 25,000 square feet." Tribune Obituary 7/29/2005.**
- g. **It be one of the few remaining examples of a particular architectural style; NA, though there is no known similar building in the Village.**
- h. **Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; See B and C**
- i. **Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn.**

Francis W. Allegretti was a Glen Ellyn architect who designed the Giesche Shoe store, which was rated in the 2007 Granacki historic resource survey as significant and an excellent example of the International Style in a commercial design. Granacki also discovered 8 other "Contemporary" designs in the Linden-Hill study, which were designed by Allegretti between 1954 and 1963. The Skogsberg House at 694 Riford Road was built in 1952 and is "a fine example of midcentury contemporary architecture, with a low-lying asymmetrical roofline and

walls of windows. A large chimney accents the front. Francis Allegretti also, according to the Glen Ellyn Park District's National Register Application, dated August 1, 2016, designed a one story kitchen addition in 1959 to the Lake Ellyn Boat House that extends south of the main recreation room. In August of 1958, Popular Mechanics, page 153, featured Francis Allegretti's circular designed social fireplace for the Johnson's in Glen Ellyn.

j. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous The Giesche building is contiguous to the Downtown South Historic District, which is on the National Register of Historic Places and serves as part of the southern gateway to the Main Street Commercial district. The Giesche building represents an important economic and historical era of the Village because it was constructed during the post-World War Two expansion of suburban areas, including the Village. For five decades, Giesche's Shoe store was a commercial cornerstone in Glen Ellyn, anchoring the south downtown area.

k. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Giesche Shoe store represents an iconic, easily recognizable building, due to its unique International/mid-century style of architecture. Often a destination for quality shoes until 2014, when the sons of Thor Giesche closed the store and put the building up for sale.





Attachment: Historical Landmark Nomination Form (4072 : 400 N Main Landmarking Application)

ARCHITECTURAL RESOURCES
IN THE GLEN ELLYN LINDEN-HILL
SURVEY AREA

A Summary and Inventory



GRANACKI
HISTORIC CONSULTANTS

ARCHITECTURAL RESOURCES IN THE GLEN ELLYN LINDEN-HILL SURVEY AREA

A Summary and Inventory

Village of Glen Ellyn

535 Duane Street
Glen Ellyn, IL 60137

Mark Pfefferman, Village President
Steve Jones, Village Manager

Trustees

James Comerford
Peter Cooper
Phil Hartweg
Carl Henninger
Peter Ladesic
Michelle Thorsell

Glen Ellyn Historic Preservation Commission

Leland Marks, Chairman
Alexander Cooper (Youth)
Erik G. Ford
Nicole M. Janninck
Timothy F. Loftus
James P. Manak
Joseph M. Salamunovich
Ruth A. Wright
Paul J. Isaac
Trustee Liaison: Pete Ladesic
Staff Liaison: Kristen Schrader

Prepared for the Village of Glen Ellyn by
Granacki Historic Consultants
1105 W. Chicago Avenue
Chicago, IL 60642

2010

The majority of the multi-family residences within the survey area can be divided into two different types—apartments and duplexes. These classifications were used for buildings that were originally constructed for that purpose, not for single-family structures later converted to multi-family use. Most of these apartments and duplexes are located along Duane Street and Pennsylvania Avenue and date from the post-war period. None of these multi-family residences has been rated significant or potentially significant, and only a handful—13 of the 38 examples—are rated contributing.

NON-RESIDENTIAL ARCHITECTURE IN THE SURVEY AREA

COMMERCIAL ARCHITECTURE

Although primarily residential in character, the Linden-Hill survey area does contain some commercial structures. Most of the historic commercial buildings are located along the single block of Main Street between Duane and Hillside at the eastern edge of the survey area. There are also a small number of structures around the intersection of Duane Street and Prospect Avenue that were historically single family residences but have been converted for commercial use. Those buildings are included in the residential discussion of this report, and are not included in this section.

The commercial building, as a distinct architectural form, did not develop until the 19th century, even though trading centers and market halls have been around since antiquity. From the end of the 19th century until the age of the automobile, most commercial buildings in the United States looked alike, although there might have been slight regional differences. Commercial buildings were typically joined by side party walls, with the commercial business on the first floor and offices or residences above. The commercial building, as a form, almost always fits on its entire lot and is built to the sidewalk. This very general type of commercial structure was built in Glen Ellyn from the late 19th century into the 1920s and 1930s. In addition to these standard commercial blocks, there is also a collection of buildings built for particular uses such as banks, gas stations, and public buildings that are also represented in the district.

Historic commercial buildings characteristically have a storefront on the first floor that has often been remodeled due to changes in architectural fashion, marketing, and technology through the years. Historic storefront configurations usually follow a three-part system of bulkhead at the base, display window, and transom above. Historic display windows are often flush or recessed, with single panes and some sort of subdivision. Entry doors are usually centrally placed, off-center, or at the corner and can be either flush or recessed. Historic storefront materials are generally limited to wood or metal, with supporting columns and piers. Decorative storefront elements include molded cornices, column capitals, brackets, canopies, ceramic tile entries, and fascia boards. When a commercial building has more than one story, the entry door to the upper stories of the building is also integrated into the design of the storefront. The upper stories of a commercial building usually reflect some high-style elements, notably found at the cornice, in window treatments, or as applied ornament.

There is limited scholarly work that classifies the various types of commercial buildings that have been constructed in American business districts in the last 150 years. In *The Buildings of*

Main Street, one of the few sources, Richard Longstreth has developed a classification system for historic commercial structures built within compact business districts prior to the 1950s. His system uses building mass as the determining factor. He classifies most commercial structures under four stories tall as either One- or Two-Part Commercial Blocks regardless of apparent architectural stylistic elements. The distinction between the two classifications is in whether there is a strong horizontal cornice, stringcourse, or other architectural feature that visually divides the facade into one or two stacked horizontal bands. A One-Part Commercial Block is almost always one story, while a Two-Part Commercial Block may be two or more stories tall. Most historic commercial buildings fall into one or the other of these two classifications. Generally these types were built before 1950, but occasionally a contemporary commercial structure may be built on an infill parcel on a traditional commercial street. Whether or not they share party walls with the adjacent building, generally only the front of a Commercial Block has any architectural detailing. The building is located at the front lot line, along a public sidewalk, and has display windows facing that sidewalk. There are usually no display windows, public entrances, or architectural treatment on the side facades, although occasionally a larger Commercial Block, located on a corner, may have part or the entire side facade treated similarly to the front.

Longstreth classifies newer commercial structures that sit apart from surrounding buildings as Freestanding, or Drive-in. This survey classifies all commercial building first by massing types defined by Longstreth and second by the architectural stylistic features.

ONE-PART COMMERCIAL BLOCK

Historic one-story commercial buildings are almost always One-Part Commercial Blocks. Two or more story Commercial Blocks may be classified as One-Part Commercial Blocks if the facade can be read as a single design element, with no projecting cornice or other strong horizontal design element dividing the first floor from the upper floors. They can have one or more storefronts built to the sidewalk. Nine commercial buildings in the survey area have been classified as One-Part Commercial Blocks. In Glen Ellyn's downtown, one-part commercial blocks range from 1890s buildings to 1950s, buildings, with the vast majority dating from the 1920s. Historic One-Part Commercial Blocks can lack a great degree of integrity if they have been altered, since it is common to change the storefront details, configuration, and display windows of retail commercial structures. When commercial structures are two or more stories, an older historic character is often still evident on the upper floors. However, when the building is only one story, changing the first-floor storefront means substantially altering the entire front facade.

Within the survey area, there are three One-Part Commercial Blocks, all of which have been rated contributing.

TWO-PART COMMERCIAL BLOCK

According to Longstreth, the Two-Part Commercial Block is considered the most common type of commercial building in America. Found principally in small and moderate-sized communities between the 1850s and 1950s, the building is always a two- to four-story building charac-

terized by a horizontal division into two clearly separated zones. These zones reflect differences of use on the interior, with the ground-floor level possessing public places such as a store or lobby and the upper stories having the more private spaces of the building, including offices, living spaces, or a meeting hall. The upper stories often reflect domestic high-style architecture in ornamentation.



440 Main Street

The sole Two-Part Commercial Block in the survey area, located at 440 Main Street, is rated potentially significant. The block was built during a period in the mid-1920s, when both residential and commercial construction skyrocketed in the village, and the newly-formed Glen Ellyn Plan Commission began to reshape the overall aesthetic of the central business district. Although partially obscured by paint, the Tudor Revival detailing of the building's upper floor—including the decorative quoin window surrounds and crenellated parapet—are still evident.

FREESTANDING COMMERCIAL

The automobile caused a dramatic change in commercial building types found in America's small commercial centers. Longstreth's typology does not work well with buildings constructed



1971 Addition to Geische Shoe Store



Geische Shoe Store
400 Main Street

at mid-century, as he states in his epilogue. Many of the commercial buildings constructed after that time are "freestanding." They are situated typically on larger parcels, usually not adjacent to any other buildings, and with parking in front, on the sides, or even surrounding the building. Entrances are oriented in a way to accommodate the automobile passenger. Longstreth suggests the terms Freestanding, Strip Mall, and Drive-in for some of these types. There are nine Freestanding commercial structures within the survey area—three have been rated contributing, and five are non-historic and thus rated non-contributing. One building—Geische Shoe Store at 400 Main Street—has been rated significant. Although built less than 50 years ago (1961), the store is an exceptional example of the use of the International Style in a commercial design. The

geometric massing, exposed structural columns, and window walls are all hallmarks of the style. The cantilevered metal entry canopy hangs suspended over the offset store entry, and a large metal sign stands at the south end of the building. The 1971 north side addition is compatible with the original design.

OTHER NON-RESIDENTIAL BUILDINGS

The Glen Ellyn's Linden-Hill survey area contains a number of other non-residential structures, including one library, one school, one historic garage and auto showroom that has been converted for commercial use, and six religious structures associated with three separate congregations. Of the six religious structures, three buildings that make up part of a complex of buildings associated with the parish of St. Petronille have been rated significant or potentially significant.



**St. Petronille's First Church &
School Building (1925)**

The original St. Petronille church and school building, constructed in 1925, is a fine example of the kind of classically-inspired religious architecture popular in the early 20th century. A full-height, projecting front portico dominates the front façade, and features a triangulated

pediment supported by round columns. Three entrances are located on the first floor of the portico, and are also topped by triangular pediments. The red brick exterior is interrupted only by stone decorative corner quoins. The 1925 church building has been rated potentially significant.

St. Petronille's second church building, completed in 1956, is even more impressive than its first. The massive structure, located at the northwest corner of Glenwood and Hillside and



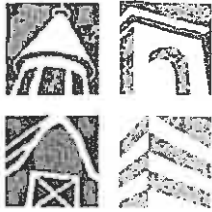
St. Petronille Convent Building

diagonally facing the corner, features a portico that is similar

(although much larger) than that seen on the 1925 church building. The 1950s church building also features a towering steeple set upon a square tower. This building has been rated significant.



**St. Petronille's Church
(completed 1956)**



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Richard A. Miller

30 N. Michigan Ave.
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www.Landmarks.org

April 4, 2019

Ms. Diane McGinley, Village President
Glen Ellyn Village Board
Glen Ellyn Civic Center
535 Duane St.
Glen Ellyn, IL 60137

RE: Proposed Apex 400 development

Dear President McGinley and Members of the Village Board,

We understand on April 8th you will be giving final consideration of the proposed Apex 400 development project at 400 N. Main St. and the adjacent city-owned parking lot. In light of the fact that this project is receiving city-owned property and the benefit of air rights, zoning variances and other public subsidies to build luxury apartment units, we urge the Village Board to defer this matter to further explore the opportunity for the developer to incorporate the historic Giesche Shoe Store building into the development.

The Giesche Shoe Store building has long been acknowledged as an iconic building in downtown Glen Ellyn. It was determined eligible for listing in the National Register of Historic Places by the Illinois State Historic Preservation Office in August 2018 (attached). Giesche and the overall development site are adjacent to Glen Ellyn's downtown National Register of Historic Places Historic District, which defines the historic character and scale of the village's central business district.

The design and scale of the Apex 400 project, as currently proposed, does not take into account the scale of Glen Ellyn's existing downtown or the opportunity to integrate the Giesche Shoe Store into the plan. The current design of the Apex 400 project, as we see it, adds no distinction to Glen Ellyn's downtown and could be built in any other suburban community seeking new development. The Giesche Shoe Store, if incorporated, could provide an exciting design accent. We encourage the Village Board to defer action on this matter and to urge the owner to consult with professionals who have experience in adaptive reuse in order to evaluate the store's

condition and reuse potential. The Geische Shoe Store can and should be rehabilitated and incorporated into the proposed plan. If the Geische building was to be incorporated, the Illinois State Historic Preservation Office would work with the developer to identify which historic incentives would be most applicable. We understand there have been inquiries by potential commercial tenants with interest in the building and we do not doubt that would still be the case if the building was rehabilitated and made available for lease.

Landmarks Illinois is the state's only nonprofit organization focused on promoting and preserving significant architectural and historic resources. Our staff of professionals and board members, who specialize in architecture, historic preservation, construction and planning, would be happy to offer expertise as well.

Again, we urge the Village Board to defer action on this proposed development and ask the owner to undertake further evaluation on potential reuse rather than demolition of this distinctive historic building.

Thank you for your consideration.

Sincerely,



Lisa DiChiera
Director of Advocacy
Landmarks Illinois

Cc:

Mark Franz, Village Manager
Meredith A. Hannah, Economic Development Coordinator
Staci Hulseberg, Planning and Development Director
Kelly Purvis, Village Planner
Greg Matthews, Village Attorney
Anthony Rubano, State Historic Preservation Office-IDNR

American Architecture Series

International Style

Modern Architectural Design.

MAIN A-Z INDEX - A-Z of ARCHITECTURE

Save



860-880 Lake Shore Drive Apartments
(1948-51) Chicago. Designed by
Mies van der Rohe.

TWENTIETH CENTURY ARTS

For the top architects, like Gropius,
Mies van der Rohe, and Skidmore,
Owings & Merrill, see:
[Modern Artists](#) (1850-present).

International Style of Modern Architecture

Origins, Development, Characteristics (c.1920-70)

Contents

- [What is the International Style?](#)
- [Origins and Development](#)
- [Characteristics](#)
- [Leading International Style Architects](#)
- [Walter Gropius](#)
- [J.J.P Oud](#)
- [Le Corbusier](#)
- [Richard Neutra](#)
- [Mies van der Rohe](#)
- [International Style in America: Second Chicago School](#)
- [Philip Johnson](#)
- [Decline](#)
- [Famous International Style Buildings](#)
- [19th Century American Architects](#)



The Seagram Building (1954-8) NYC.
Designed by Mies van der Rohe and
Philip Johnson.

ART AND DESIGN

To see how the modern building

What is the International Style?

In [architecture](#), the term "International Style" describes a type of [design](#) that developed mainly in Germany, Holland and France, during the 1920s, before spreading to America in the 1930s, where it became the dominant tendency in [American architecture](#) during the middle decades of the 20th century. Although it never became fashionable for single-family residential buildings in the United States - despite the efforts of William Lescaze (1896-1969), Edward Durrell Stone (1902-78), Richard Neutra (1892-1970) - the International Style was especially suited to [skyscraper architecture](#), where its sleek "modern" look, absence of decoration and use of steel and glass, became synonymous with corporate modernism during the period 1955-70. It also became the dominant style of [20th century architecture](#) for institutional and commercial buildings, and even superceded the traditional historical styles for schools and churches.

Origins and Development

design fits into the arts,
see: [Definition of Art](#).
For more about the design
disciplines, see: [Types of Art](#).

HISTORY

For the evolution and key events
of architectural developments,
around the world, see:
[History of Art Timeline](#).



Bauhaus School, Dessau (1925)
Designed by Walter Gropius.



The International Style emerged largely as a result of four factors that confronted architects at the beginning of the 20th century: (1) Increasing dissatisfaction with building designs that incorporated a mixture of decorative features from different architectural periods, especially where the resulting design bore little or no relation to the function of the building; (2) The need to build large numbers of commercial and civic buildings that served a rapidly industrializing society; (3) The successful development of new construction techniques involving the use of steel, reinforced concrete, and glass; and (4) A strong desire to create a "modern" style of architecture for "modern man". This underlined the need for a neutral, functional style, without any of the decorative features of (say) Romanesque, Gothic, or Renaissance architecture, all of which were old-fashioned, if not obsolete.

These three factors led architects to seek an honest, economical, and utilitarian style of architecture that could make use of the new building methods and materials being developed, while still satisfying [aesthetic](#) taste. Technology was a critical factor here; the new availability of cheap iron and steel, together with the discovery in the late 1880s and 1890s of the steel skeleton structure, made the traditional brick and stone building techniques obsolete. In addition, architects began using steel-reinforced concrete for floors and other secondary support elements, and fenestrating the exteriors of buildings with glass. The resulting austere and disciplined architecture was thus formed according to the principle that modern buildings should reflect a clear harmony between appearance, function, and technology.

Characteristics

The typical characteristics of International Style buildings include rectilinear forms; plane surfaces that are completely devoid of applied ornamentation; and open, even fluid, interior spaces. This early form of [minimalism](#) had a distinctively "modern look", reinforced by its use of modern materials, including glass for the facade, steel for exterior support, and concrete for interior supports and floors.

The phrase "International Style" was first coined in 1932 by curators Henry-Russell Hitchcock (1903-1987) and Philip Johnson (1906-2005), in literature for their show "International Exhibition of Modern Architecture" (1932), held

at the [Museum of Modern Art, New York](#). The aim of the show was to explain and promote what they considered to be an exemplary "modern" style of architecture. As it was, all but two of the buildings showcased were European. The only American structures on display were Lovell House, LA (1929), by Richard Neutra; and the Film Guild Cinema, NYC (1929), designed by Frederick John Kiesler (1890-1965).

Leading International Style Architects

Pioneer practitioners of the International Style included a group of brilliant and original architects in the 1920s who went on to achieve enormous influence in their field. These figures included Walter Gropius (1883-1969) in Germany, J.J.P. Oud (1890-1963) in Holland, Le Corbusier (1887-1965) in France, and Richard Neutra (1892-1970), Ludwig Mies van der Rohe (1886-1969), and Philip Johnson (1906-2005) in the United States.

Walter Gropius

[Walter Gropius](#) was the founder of the renowned [Bauhaus design school](#) in Weimar, Dessau and Berlin. He emigrated to America in 1937, where he became Head of the Graduate School of Design at Harvard University, and set up a partnership known as *The Architects' Collaborative* (TAC). Important examples of his International Style architecture were: the Fagus Factory (1911-25) in Alfeld on the Leine; the model factory for the [Deutscher Werkbund](#) Exhibition at Cologne in 1914; the Bauhaus School building (1925) at Dessau; the Graduate Center (1950) at Harvard University; and the Pan Am Building (1963) in New York, all of which reflect his preference for uncluttered interior spaces.

J.J.P Oud

Jacobus Johannes Pieter Oud, co-founder of the [De Stijl](#) movement with [Theo van Doesburg](#) (1883-1931), helped to bring more rounded and flowing geometric shapes to the movement. As the housing architect in Rotterdam, he designed numerous apartment blocks with a sober but functional austerity. Later examples of his elegant and geometrical International Style included the Bio-Children's Convalescent Home (1960) near Arnhem.

Le Corbusier

[Le Corbusier](#) (Charles Edouard Jeanneret), one of the [greatest architects](#) of the 20th century, simplified architecture down to its main functional features: window, ramp, stair and column. He was also especially concerned to maximize the entry of light into a building by replacing load-bearing walls in its facade. His somewhat utopian designs, often characterized by the heavy use of reinforced pre-cast concrete, paved the way for Brutalism, a super-functional style of urban and campus architecture which has not aged well. Among his best-known works in the International Style is the Villa Savoye (1929-30) Poissy-sur-Seine, France; the Semi-Detached House (1927) Weissenhofsiedlung, Stuttgart; and *Unite d'Habitation* (1958) Interbau Fair, Berlin.

Richard Neutra

The life of no other 20th-century architect so epitomized the term International Style as that of Richard Neutra (1892-1970), who gained worldwide recognition as an advocate of modern design. In the United States, he had a strong influence on architecture, particularly in California. In 1922 he came to America, where he worked briefly for [Frank Lloyd Wright](#) (1867-1959) at Taliesin and for Holabird and Roche in Chicago, an experience that formed the subject of his first book, *Wie Baut Amerikal*, published in Stuttgart in 1927. His design for the Lovell (Health) House (1929), Los Angeles, with balconies suspended by steel cables from the roof frame, was, in retrospect, one of the most important works of his career. The open-web skeleton was transported to the steep hillside by truck. When the house was featured in Neutra's second book, *Amerika*, published in Vienna in 1930, he was hailed as a technological wizard. He returned to Europe in 1930 and was asked to lecture at the Bauhaus and in Japan. Neutra's architecture was usually rectangular and straight-lined, unmistakably man-made, yet always sensitive to the site. The years before World War II saw the completion of the Beard House (1934), Altadena, and the country house for Joseph von Sternberg (1935), San Fernando Valley: both made from the latest prefabricated steel sandwich panels. His later public buildings never gained the recognition of his earlier domestic designs.

Ludwig Mies van der Rohe

[Mies van der Rohe](#), the third and final head of the Bauhaus school, emigrated to Chicago in 1938, where he became director of architecture at the Armour Institute in Chicago (now the Illinois Institute of Technology, IIT). He also started his own thriving practice as an architect. Such was his energy and innovation, that by the late 1940s he had become a highly influential mentor to a generation of students as well as professional designers within large firms: such as [Skidmore, Owings & Merrill](#), C.F. Murphy & Associates, and others. He and his followers, collectively known as the [Second Chicago School of architecture](#) (c.1940-75) are most clearly identified with glass-and-steel skyscrapers such as the Lake Shore Drive Apartments (1948-51) Chicago; the lavish Seagram Building (1958) New York, designed in collaboration with the interior design of Philip Johnson; the IBM Building (1971) (now 330 North Wabash) New York. Followers of Mies included former IIT students, such as Jacques Brownson (1923-2011), who designed the Richard J. Daley Civic Center (Daley Plaza) (1965) in Chicago, as well as George Schipporeit and John Heinrich who designed Lake Point Tower (1968), Chicago.

International Style in America: Second Chicago School

In the 1930s, with the emigration of intellectual leaders like Gropius and Mies van der Rohe, along with other Bauhaus modernists like [Laszlo Moholy-Nagy](#) (1895-1946), the International Style spread from Germany and France to North America, Scandinavia and Britain. In America, thanks largely to Mies and the Second Chicago School, including *Skidmore, Owings & Merrill* and

brilliant structural engineers like [Fazlur Khan](#) (1929-82), the clean, streamlined, geometric attributes of the International Style came to dominate the skyscraper architecture during the 1950s and 1960s, in an era when corporate modernism and cost-benefit analysis were high fashion. Thus the International Style provided the aesthetic rationale for the inexpensively surfaced tower buildings that became the status symbols of American corporate power during this period.

Philip Johnson

Johnson has had a profound impact on [American architects](#) for more than six decades. In the 1930s as an architectural historian, he helped introduce modern architecture - the glass box - to America with a book and exhibit on the International Style at the Museum of Modern Art in New York, where he was director of the architecture department. In the 1940s Johnson the historian became Johnson the architect, and built what is perhaps the country's most famous modern house, the Glass House (1949), his own residence in New Canaan, Connecticut. In the 1950s he collaborated with Ludwig Mies van der Rohe on the design of the landmark Seagram Building (1954–58) in New York. However, just as the International Style was reaching its zenith, Johnson began to speak out against its purist aesthetic. "You cannot not know history," he told students at Yale University, who had been taught by their devout modernist instructors to ignore the past. In the 1960s he began to invest his modern buildings with historical references, as with the Ottoman Empire-inspired Museum for Pre-Columbian Art (1963) at Dumbarton Oaks, Washington DC. In the 1970s and 1980s the man who introduced the glass box became the one to break it, with his IDS Tower (1972) Minneapolis, noted for its distinctive setbacks, or "zogs"; and his AT&T Building in Manhattan (1984) (now the Sony Building), famous for its neo-Georgian pediment (Chippendale top), which contradicted every precept of the International Style. Johnson's move away from the International Style brought professional respectability to [Postmodernism](#).

Decline

By the 1970s, the International Style was so dominant that innovation was dead. Mies continued to design beautiful buildings, but was copied everywhere. As the saying went: "You got off an airplane in the 1970s, and you didn't know where you were." As a result, many architects felt dissatisfied with the limitations and formulaic methodology of the International Style. They wanted to design buildings with more individual character and with more decoration. Modernist International Style architecture had removed all traces of historical designs: now architects wanted them back. All this led to a revolt against modernism and a renewed exploration of how to create more innovative design and ornamentation. As Postmodernism took hold, building designers began creating more imaginative structures that employed modern building materials and decorative features to produce a range of novel effects. By the late 1970s, modernism and the International Style were finished.

Famous International Style Buildings

Among the most iconic examples of the International Style of architecture are the following:

- The Fagus Factory (1911-25) Alfeld on the Leine (Gropius)
- The Bauhaus School Building (1925) at Dessau (Gropius)
- Lovell House (1929) Los Angeles (Neutra)
- Villa Savoye (1929-30) Poissy-sur-Seine (Le Corbusier)
- Lake Shore Drive Apartments (1948-51) Chicago (Mies van der Rohe)
- The Graduate Center (1950) Harvard University (Gropius)
- Seagram Building (1954-58) New York (Mies van der Rohe, Philip Johnson)
- Inland Steel Building (1957) Chicago (Skidmore, Owings & Merrill)
- Bio-Children's Convalescent Home (1960) Arnhem (Oud)
- Toronto-Dominion Bank Tower (1967-91) Toronto (Mies van der Rohe)
- Lake Point Tower (1968), Chicago (George Schipporeit and John Heinrich)
- John Hancock Center (1969) Chicago (Skidmore, Owings & Merrill)
- IBM Building (1971) (now 330 North Wabash) New York (Mies van der Rohe)
- Sears/Willis Tower (1974) Chicago (Skidmore, Owings & Merrill)

19th Century American Architects

For biographies of building designers active in 19th century architecture, please use these resources:

Gothic Revival Designs

[Richard Upjohn](#) (1802-78)

[James Renwick](#) (1818-95)

Romanesque Revival Designs

[Henry Hobson Richardson](#) (1838-86)

Beaux-Arts Architecture

[Richard Morris Hunt](#) (1827-95)

[Cass Gilbert](#) (1859-1934)

High-Rise Building Design

[William Le Baron Jenney](#) (1832-1907)

[First Chicago School of Architecture](#) (c.1880-1910)

Postmodernist Architecture

[Frank O. Gehry](#) (b.1929) pioneer of [deconstructivism](#), an avant-garde style of postmodernist building design.

- For more about International Style architecture in the United States, see: [Homepage](#).



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Attachment: Packet of materials supporting the nomination (4072 : 400 N Main Landmarking Application)

Thorman W. 'Thor' Giesche

Joan Giangrass Kates, Special to the TribuneCHICAGO TRIBUNE 7/29/2005

True to his character to the very end, Thorman W. "Thor" Giesche was always looking out for others.

Family members said the World War II veteran and head of one of the Chicago area's oldest family-owned shoe businesses was never happier than when tending to the well-being of those closest to him.

ADVERTISING
inRead invented by Teads

"Even on his deathbed, he found a way to help ease my mother's pain," said his son Brian. "He told her about a box he'd hidden at home that contained every letter she'd ever written him during the war. These were love letters my mom hadn't seen in 60 years that he had saved all that time."

The former Army Air Forces bomber pilot also had admirers from his war days, some of whom he had recently been reunited with, family members said.

"Thor was the kind of pilot a crew really appreciated, very smart and always efficient," said Irvin Angel, a radio operator and gunner who served alongside Mr. Giesche. "He got us out of a lot of jams. When you flew with him, you just felt safe."

Mr. Giesche, 82, of Oak Brook, the owner of Giesche Shoes in Glen Ellyn and Geneva, died Saturday, July 23, at Loyola University Medical Center in Maywood after a two-year battle with lung cancer.

he was right. They wound up taking all kinds of wonderful road trips together."

ADVERTISING
inRead invented by Teads

Other survivors include his wife of 60 years, Phyllis; two sons, Gary and Gregory; a sister, Joan Yates; and a granddaughter.

Services have been held.

Obituaries

Legacy.com

OBITUARIES | FUNERAL HOMES | SEND FLOWERS | NEWS & ADVICE | MEMORIALS

RESOURCES

- More Obituaries for Thorman Giesche
- Looking for an obituary for a different person with this name?

Thorman W. "Thor" Giesche

Obituary Condolences

Thorman W. "Thor" Giesche of Oak Brook for 37 years Services for Mr. Thorman W. "Thor" Giesche, 82, formerly of Lombard for 30 years, will be held at 10 a.m. Wednesday, at the Leonard Memorial Home, Ltd., 565 Duane St., Glen Ellyn, with the Rev. Andrew Morgan officiating. Interment will be in Oakridge Cemetery, Hillside. Visitation will be from 3 to 9 p.m. today, at the funeral home. Born July 2, 1923, in Chicago, he died Saturday, July 23, 2005, at Loyola University Medical Center in Maywood. Mr. Giesche was the owner of Giesche Shoes for 57 years in Glen Ellyn, and 30 years in Geneva. The business was started by his grandfather more than 100 years ago. Thor was an Army Air Force veteran of World War II. He was a first lieutenant pilot of B17 Bombers, serving with the 15th Air Force in Europe and flew 29 combat missions. He received commendation for meritorious service. Thor was instrumental in starting the Glen Ellyn sidewalk sale in 1957. He is survived by his beloved wife, Phyllis Giesche of Oak Brook; loving children, Gary Giesche of Naperville, Brian (Cindy) Giesche of Wheaton and Gregory (Margaret) Giesche of Geneva; cherished granddaughter, Stephanie Giesche of Geneva; and dear sister, Joan Yates of Wheaton. Memorials to the Ultimate Sacrifice Memorial for the B17 Restoration Project, c/o Robert Ready, CEO, LSI Industries, Inc., 10000 Alliance, Cincinnati, OH 45242 appreciated. For information, 630-469-0032.

Published in Chicago Suburban Daily Herald on July 26, 2005

REMEMBER

Share memories or express condolences below.

THE GUEST BOOK IS EXPIRED

"Giesche family: Our very belated condolences for the passing of a really great man who will be..."

-Kathy & Mike Phelan
2 ENTRIES

Please restore the Guest Book to share in the life story for THORMAN W. "THOR" GIESCHE

RESTORE THE GUEST BOOK



THRIVENT
MUTUAL FUNDS

Source: idaillinois.org

2nd Lt. Thorman W. Giesche,
21 year old pilot, of 601 Fairview
avenue, has been assigned recently
to an AAF B-17 Flying Fortress
unit of the 15th air force.

Lt. Giesche joined the army on
February 23, 1943, received his
cadet's appointment in August,
1943, and was awarded his pilots
wings at Pecos, Texas, June 27,
1944.

He is a graduate of Austin high
school and attended North Park
college. His wife, Mrs. Phyllis R.
Giesche, lives at 8012 Harper ave-
nue, Chicago.

FEB 9 1945

Attachment: Packet of materials supporting the nomination (4072 : 400 N Main Landmarking Application)

MEMORANDUM

DATE: August 6, 2007

TO: Glen Ellyn Residents and Interested Parties

FROM: Glen Ellyn Village Manager's Office

SUBJECT: Architectural Resources Survey

The Village of Glen Ellyn recently completed an historical and architectural survey of several portions of the Village including the Northeast and Northwest sections of the Village. This survey represents the first phase of a multiphase project to survey and identify buildings within Glen Ellyn that are historically and/or architecturally significant to the Village. In the attached report, completed by Granacki Historic Consultants, you will find the identifications and conclusions reached following the first phase of the survey project along with many other items including the objectives of the survey and the history of the survey areas.



ARCHITECTURAL RESOURCES IN THE VILLAGE OF GLEN ELLYN A Summary and Inventory

Village of Glen Ellyn

535 Duane Street
Glen Ellyn, IL 60137

Vicky Hase, Village President
Robin A. Weaver, Village Manager
Curt Barrett, Assistant Village Manager

Trustees

Timothy A. Armstrong
Mary Jane Chapman
Daniel T. Gardner
Sara S. Lee
Peter Norton
Mark Pfefferman

Glen Ellyn Historic Preservation Commission

Leland Marks, Chairman
Greg Hatfield
Nicole M. Jannick
James P. Manak
John B. Schreiber
Elizabeth Buckton (Youth)
Ruth A. Wright
Meredith A. Zelewsky
Sara S. Lee Liaison, Trustee

Prepared for the Village of Glen Ellyn by
Granacki Historic Consultants
1105 W. Chicago Avenue
Chicago, IL 60622
2007

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The category "Contemporary" is used to classify a style dating from the mid-1940s that incorporates some of the tenets of modernism, but often with less rectangular form and occasionally with some ornament. There were 21 houses considered Contemporary in the survey areas, of which four were rated significant.



694 Riford Road

The Skogsberg House at 694 Riford Road was designed by Francis W. Allegetti and built in 1952. It is a fine example of mid-century contemporary architecture, with a low-lying, asymmetrical roofline and walls of windows. A large chimney accents the front.

The simplification of architectural styles in the mid-20th century was reflected in its popular types as well. One mid-century housing type that developed as a simplification of the Colonial Revival style

is the Minimal Traditional. Generally with a front-facing gable section integrated with a longer section, eaves are small and architectural detail is at a minimum. This type of house was built in great numbers in the years immediately before and after World War II, especially in large tract-housing developments. Fifty-eight examples can be found in the survey areas, of which none has been rated significant or potentially significant. Although significant examples of this generally modest type can be found in some communities, many in the Glen Ellyn survey have been altered from their original appearance.



605 Hickory Road

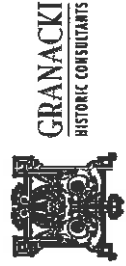
Ranch houses became popular in the later 1940s and 1950s when the idea was widely published, and they were built nationwide in suburban communities. Because of the Midwest's close association with Prairie School architecture, many Chicago-area Ranch houses owe much to the architecture of Frank Lloyd Wright, especially his Usonian houses of the 1930s. Characteristics of the Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the popularity of the car, the garage has a

prominent position in the front of the house and is an integral part of the design of the Ranch house. The Ranch type is by far the largest category in the survey areas, with 165 examples. However, of these, only four are rated significant. Some Ranches have not yet reached the 50-year cutoff to be considered historic. The Raised Ranch is a variant in



STREET	NUMBER	STYLE	DATE	RATING	ARCHITECT	SURVEY AREA
CLIFTON AVE	895	Neo-Traditional	1998	NC	DeLuca, Nick & Assoc.	GLEN ELLYN EAST
CLIFTON AVE	896	Neo-Prairie	1954	C	Allegretti, Francis	GLEN ELLYN EAST
CLIFTON AVE	899	Neo-Traditional	1998	NC		GLEN ELLYN EAST
CLIFTON AVE	912	Neo-Traditional	c. 2000	NC		GLEN ELLYN EAST
CLIFTON AVE	918	Ranch	c. 1955	C		GLEN ELLYN EAST
CLIFTON AVE	950	Split Level (altered)	1959	NC		GLEN ELLYN EAST
CLIFTON AVE	960	Split Level	c. 1950	C		GLEN ELLYN EAST
CLIFTON AVE	970	Contemporary	c. 1960	NC		GLEN ELLYN EAST
CLIFTON AVE	975	Neo-Traditional	c. 2000	NC		GLEN ELLYN EAST
CLIFTON AVE	985	Ranch/Neo-Prairie	c. 1955	C		GLEN ELLYN EAST
CLIFTON AVE	995	Ranch	c. 1960	NC		GLEN ELLYN EAST
COLCORD PL	866	Split Level	1983	NC	Nemoede, A.	GLEN ELLYN
COLCORD PL	868	Contemporary	1983	NC	FM Design	GLEN ELLYN
COLCORD PL	870	Neo-Traditional	1981	NC	Smith, Richard	GLEN ELLYN
COLCORD PL	871	Neo-Traditional	1982	NC	FM Custom Design	GLEN ELLYN
COLCORD PL	873	Contemporary	1983	NC	Perkins and Norris	GLEN ELLYN
CRESCENT BLVD	680	Split Level	1963	NC	Mulloy, M.	GLEN ELLYN
CRESCENT BLVD	682	Prairie	1907	PS	Roberts, Ezra Eben	GLEN ELLYN
CRESCENT BLVD	686	Neo-Traditional (altered)	unknown	NC		GLEN ELLYN
CRESCENT BLVD	692	Neo-Traditional	2002	NC		GLEN ELLYN
CRESCENT BLVD	708	No style	1947	PS	Walker, Frederick	GLEN ELLYN
CRESCENT BLVD	709	Craftsman	1927-29	S		GLEN ELLYN
CRESCENT BLVD	710	Colonial Revival	1922	S		GLEN ELLYN
CRESCENT BLVD	715	Contemporary	1983	NC	Temovitz, Ernest E.	GLEN ELLYN
CRESCENT BLVD	716	Prairie	1912	S	Robinson, Harry Franklin	GLEN ELLYN
CRESCENT BLVD	719	Tudor Revival	1926	S	Lincoln, Arthur Bates	GLEN ELLYN
CRESCENT BLVD	724	Mansard	1967	NC	Larson, Edward R.	GLEN ELLYN
CRESCENT BLVD	732	Contemporary	c. 1950	S		GLEN ELLYN
CRESCENT BLVD	735	Craftsman	c. 1915	C		GLEN ELLYN
CRESCENT BLVD	737	Minimal Traditional	1953	C		GLEN ELLYN

Architectural Resources in the Glen Ellyn Survey Areas
Granacki Historic Consultants, 2007



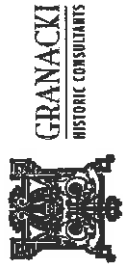
STREET	NUMBER	STYLE	DATE	RATING	ARCHITECT	SURVEY AREA
CRESCENT BLVD	987	Late Prairie	c. 1955	S		GLEN ELLYN
CRESCENT BLVD	1001	Late Prairie	1947	S	Schweikher, Paul	GLEN ELLYN
CRESCENT BLVD	1025	Contemporary	c. 1985	NC		GLEN ELLYN
CRESCENT BLVD	1030	Neo-Traditional	c. 1995	NC		GLEN ELLYN
CRESCENT BLVD	1035	Neo-Prairie	c. 1965	NC		GLEN ELLYN
CRESCENT CT	663	No Style (altered)	c. 1950	NC		GLEN ELLYN
CRESCENT CT	696	Ranch	c. 1950	C		GLEN ELLYN
CRESCENT CT	705	Neo-Traditional	1983	NC	Hansen Group, Ltd.	GLEN ELLYN
CRESCENT DR	834	Neo-Colonial	c. 1970	NC		GLEN ELLYN
CRESCENT DR	836	Neo-Colonial	1977	NC	Plepel, Joseph K.	GLEN ELLYN
CRESCENT DR	838	Neo-Traditional (Tudor)	1981	NC	Nemoede, Albert	GLEN ELLYN
CRESCENT DR	839	No Style	1976	NC	Cahill, Hugh	GLEN ELLYN
CRESCENT DR	841	Neo-Colonial	1976	NC	Perkins & Norris	GLEN ELLYN
CRESCENT DR	845	Neo-Colonial	1976	NC	Nemoede, Albert	GLEN ELLYN
CUMNOR AVE	605	Contemporary	1979	S	Lucchese/Nicholson	GLEN ELLYN EAST
CUMNOR AVE	615	Neo-Prairie	c. 1960	NC		GLEN ELLYN EAST
CUMNOR AVE	629	Neo-Tudor	1970	NC		GLEN ELLYN EAST
CUMNOR AVE	632	No style	c. 1990	NC		GLEN ELLYN EAST
CUMNOR AVE	640	Shed	c. 1970	NC		GLEN ELLYN EAST
EASTERN AVE	822	Bungalow	c. 1940	C		GLEN ELLYN
EASTERN AVE	826	Cape Cod	c. 1940	C		GLEN ELLYN
EDGEWOOD DR	790	Colonial Revival Cottage	1936	S	Mattson, Raymond	GLEN ELLYN EAST
EDGEWOOD DR	796	Tudor Revival	1936	C		GLEN ELLYN EAST
EDGEWOOD DR	800	Ranch	1951	C	Fox, J. J.	GLEN ELLYN EAST
EDGEWOOD DR	803	Split-Level	1954	C	Perkins, G. A.	GLEN ELLYN EAST
EDGEWOOD DR	805	Tudor Revival	1928	C	Kristen, Charles A.	GLEN ELLYN EAST
EDGEWOOD DR	806	Neo-Traditional	2006	NC		GLEN ELLYN EAST
EDGEWOOD DR	809	Minimal Traditional	1954	C	Todd, John Barr	GLEN ELLYN EAST
ELLYNWOOD DR	813	No Style	c. 1920	NC	Nemoede, Albert	GLEN ELLYN EAST
ELLYNWOOD DR	839	Ranch	1957	C	Allegretti, Francis W.	GLEN ELLYN EAST



STREET	NUMBER	STYLE	DATE	RATING	ARCHITECT	SURVEY AREA
ELM ST	777	Minimal Traditional	1957	C	Vincent, George & Assoc.	GLEN ELLYN
ELM ST	779	Split Level	1954	C	Musser, Frank S.	GLEN ELLYN
ELM ST	780	Minimal Traditional	1955	C	Perkins, Gerald	GLEN ELLYN
ELM ST	781	Split Level	1967	NC	Heimann, Maxwin	GLEN ELLYN
ELM ST	784	Neo-Colonial	1969	NC	Heimann, Maxwin	GLEN ELLYN
ESSEX CT	704	Split Level	1963	NC	Allegretti, Francis W.	GLEN ELLYN
ESSEX CT	708	Neo-Colonial	1964	NC	Arnold, Robert S.	GLEN ELLYN
ESSEX CT	710	Ranch	1967	NC	Heimann, Maxwin	GLEN ELLYN
ESSEX CT	712	Ranch	1968	NC	King, Wesley R.	GLEN ELLYN
ESSEX RD	644	Colonial Revival	1952	C		GLEN ELLYN
ESSEX RD	650	Shed/Contemporary	1989	NC	Temovits, Ernest E. Jr.	GLEN ELLYN
ESSEX RD	654	Split Level	1955	C	Oberfranc, Joseph C.	GLEN ELLYN
ESSEX RD	658	Colonial Revival	1953	C	Salzman, A. L. & Sons	GLEN ELLYN
ESSEX RD	668	Neo-Traditional	1991	NC	MFA Architects	GLEN ELLYN
ESSEX RD	670	Neo-Colonial	1968	NC	Nemoede, Albert	GLEN ELLYN
ESSEX RD	674	Tudor Revival	1927	S	Allison, Lyman J.	GLEN ELLYN
ESSEX RD	678	Neo-Traditional	c. 1985	NC		GLEN ELLYN
ESSEX RD	680	Neo-Traditional	1988	NC		GLEN ELLYN
GENEVA RD	245	Ranch	1958	NC	Norris, C.	GLEN ELLYN WEST
GENEVA RD	249	Neo-Colonial	c. 1960	NC		GLEN ELLYN WEST
GENEVA RD	253	Minimal Traditional	1959	NC	Perkins, Morris, Mulloy	GLEN ELLYN WEST
GENEVA RD	273	Colonial Revival	c. 1915	C		GLEN ELLYN WEST
GENEVA RD	277	Neo-Colonial	1977	NC	Nemoede, Albert	GLEN ELLYN WEST
GENEVA RD	281	Colonial Revival	1938	C		GLEN ELLYN WEST
GENEVA RD	301	Bungalow (altered)	1926	NC		GLEN ELLYN WEST
GENEVA RD	305	Split Level	1973	NC	Goldberg, James	GLEN ELLYN WEST
GENEVA RD	311	Split Level	1973	NC	Goldbert, James	GLEN ELLYN WEST
GENEVA RD	317	Split Level	1973	NC	Goldberg, James	GLEN ELLYN WEST
GENEVA RD	323	Split Level	1973	NC	Goldbert, James	GLEN ELLYN WEST
GENEVA RD	327	Tudor Revival Cottage	1932	PS	Sears Roebuck	GLEN ELLYN WEST



STREET	NUMBER	STYLE	DATE	RATING	ARCHITECT	SURVEY AREA
KENILWORTH AVE	683	Bungalow	c. 1925	C		GLEN ELLYN WEST
KENILWORTH AVE	686	Minimal Traditional	1955	C	Allegretti, Francis W.	GLEN ELLYN WEST
KENILWORTH AVE	690	Ranch	1955	C	Vebehlack, Howard	GLEN ELLYN WEST
KENILWORTH AVE	691	No style (altered)	c. 1910	NC		GLEN ELLYN WEST
KENILWORTH AVE	693	Bungalow	1929	C		GLEN ELLYN WEST
KENILWORTH AVE	696	Contemporary	c. 1965	NC		GLEN ELLYN WEST
KENILWORTH AVE	697	Bungalow	c. 1925	NC		GLEN ELLYN WEST
KENILWORTH AVE	698	Neo-Colonial	1965	NC	Nemoede, Albert	GLEN ELLYN WEST
KENILWORTH AVE	701	Bungalow	1925	C		GLEN ELLYN WEST
KENILWORTH AVE	702	Ranch	1952	C	White, Lester D.	GLEN ELLYN WEST
KENILWORTH AVE	710	No style (altered)	1950	NC	Johnson, Lester	GLEN ELLYN WEST
KENILWORTH AVE	713	Dutch Colonial Revival	1927	C	Park, Thomas/Montgomery Ward	GLEN ELLYN WEST
KENILWORTH AVE	717	Neo-Colonial	1962	NC	Perkins and Norris	GLEN ELLYN WEST
KENILWORTH AVE	718	Ranch	1952	C	Dehia, William	GLEN ELLYN WEST
KENILWORTH AVE	721	Neo-Colonial	1962	NC	Nemoede, Albert	GLEN ELLYN WEST
KENILWORTH AVE	724	Vacant		NC	Allison, Lyman J.	GLEN ELLYN WEST
KENILWORTH AVE	725	Neo-Classical Revival	1962	NC	Mulloy, Miles F.	GLEN ELLYN WEST
KENILWORTH AVE	730	Split Level	1962	NC	Allegretti, Francis W.	GLEN ELLYN WEST
KENILWORTH AVE	731	Neo-Colonial	1968	NC	Nemoede, Albert	GLEN ELLYN WEST
KENILWORTH AVE	734	Ranch (altered)	1950	NC	Johnson, J. H.	GLEN ELLYN WEST
KENILWORTH AVE	735	Bungalow	1928	PS		GLEN ELLYN WEST
KENILWORTH AVE	739	Minimal Traditional	1950	C	Maiwurm, R. H.	GLEN ELLYN WEST
KENILWORTH AVE	740	Ranch	1953	C	Perkins, G.	GLEN ELLYN WEST
KENILWORTH AVE	743	Minimal Traditional (altered)	1952	NC	Dolan, M. J.	GLEN ELLYN WEST
KENILWORTH AVE	744	Bungalow	1928	C		GLEN ELLYN WEST
KENILWORTH AVE	746	Neo-Traditional	2003	NC	CBIII Designs	GLEN ELLYN WEST
KENILWORTH AVE	747	Bungalow	c. 1925	C		GLEN ELLYN WEST
KENILWORTH AVE	748	Minimal Traditional	1955	C	Johnson, Harry N.	GLEN ELLYN WEST
KENILWORTH AVE	750	Minimal Traditional (altered)	1947	NC	Schlake, Henry	GLEN ELLYN WEST
KENILWORTH AVE	754	Ranch	1956	C	Swanson, Robert C	GLEN ELLYN WEST



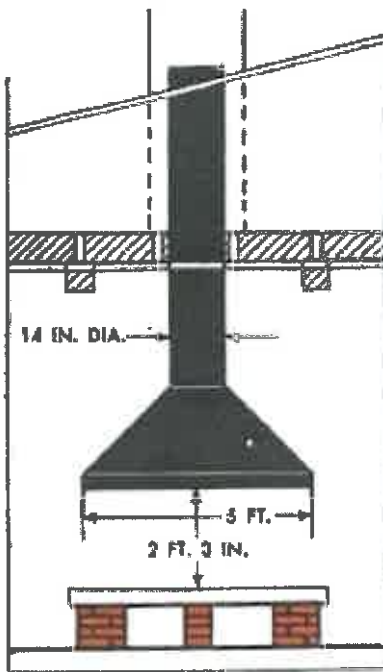
STREET	NUMBER	STYLE	DATE	RATING	ARCHITECT	SURVEY AREA
RIFORD RD	682	Neo-Traditional	1991	NC	Heaney, Jeff	GLEN ELLYN
RIFORD RD	683	Tudor Revival	c. 1930	PS		GLEN ELLYN
RIFORD RD	689	Ranch	1951	C	Shoyer, Robert L. & Assoc.	GLEN ELLYN
RIFORD RD	690	Colonial Revival	1941	C	Wheeler, Charles F.	GLEN ELLYN
RIFORD RD	694	Contemporary	1952	S	Allegretti, Francis W.	GLEN ELLYN
RIFORD RD	697	Craftsman	1926	PS		GLEN ELLYN
RIFORD RD	701	Tudor Revival	c. 1925	PS		GLEN ELLYN
RIFORD RD	705	Colonial Revival	1926	C		GLEN ELLYN
RIFORD RD	711	Ranch	1957	C		GLEN ELLYN
RIFORD RD	717	No style (altered)	1950	NC	Samuels, Saul	GLEN ELLYN
RIFORD RD	725	Neo-Colonial	1969	NC	Graves, William	GLEN ELLYN
RIFORD RD	729	Neo-Colonial	1961	NC	Mulloy, Miles F.	GLEN ELLYN
RIFORD RD	735	Neo-Colonial	1962	NC	Chapman, Walter	GLEN ELLYN
RIFORD RD	741	Neo-Colonial	1962	NC	Tanner, H. & Assoc.	GLEN ELLYN
RIFORD RD	750	Mediterranean Revival	1926	S	Architects Small House Service	GLEN ELLYN
RIFORD RD	751	Neo-Traditional	1981	NC	Nemoede, Albert	GLEN ELLYN
RIFORD RD	760	Mansard	1958	NC	Heimann, Maxwin	GLEN ELLYN
RIFORD RD	763	Neo-Traditional	1981	NC	Nemoede, Albert	GLEN ELLYN
RIFORD RD	764	Neo-Tudor	1974	NC	Nemoede, Albert	GLEN ELLYN
RIFORD RD	765	Neo-Swiss	c. 1975	NC		GLEN ELLYN
RIFORD RD	770	Ranch	1951	C	Hallman, Edward James	GLEN ELLYN
RIFORD RD	779	Tudor Revival	1923	C		GLEN ELLYN
RIFORD RD	781	Neo-Traditional	1986	NC	LaPage & Associates	GLEN ELLYN
RIFORD RD	790	Split Level	1971	NC		GLEN ELLYN
RIFORD RD	795	Neo-Colonial	1972	NC	Musial, Richard J.	GLEN ELLYN
RIFORD RD	798	Split Level	1970	NC	Perkins & Norris	GLEN ELLYN
RIFORD RD	804	Ranch	c. 1955	NC		GLEN ELLYN
ROGER RD	607	Ranch	1955	C	Perkins, Norris, Mulloy	GLEN ELLYN EAST
ROGER RD	608	Neo-Traditional	2006	NC		GLEN ELLYN EAST
ROGER RD	614	Ranch	1956	C	Allegretti, Francis W.	GLEN ELLYN EAST



STREET	NUMBER	STYLE	DATE	RATING	ARCHITECT	SURVEY AREA
ROGER RD	620	Ranch (altered)	1954	NC	Allegretti, Francis W.	GLEN ELLYN EAST
ROGER RD	626	Ranch	1952	C	Maiwurm, R. H.	GLEN ELLYN EAST
ROGER RD	641	Raised Ranch	c. 1950	C		GLEN ELLYN EAST
ROGER RD	651	Split Level	1956	C	Foss, Elmond A.	GLEN ELLYN EAST
SCOTT AVE	620	Neo-Colonial	c. 1970	NC		GLEN ELLYN EAST
ST CHARLES RD	693	Dutch Colonial Revival	c. 1930	C		GLEN ELLYN
ST CHARLES RD	697	Cape Cod	1939	C		GLEN ELLYN
ST CHARLES RD	711	Gable Front	c. 1880	C		GLEN ELLYN
ST CHARLES RD	715	Ranch	c. 1970	NC		GLEN ELLYN
TAYLOR AVE	545	Split Level	1958	NC	Hoendervoogt, J.	GLEN ELLYN EAST
TAYLOR AVE	546	Split Level	1951	C	Del Bianco, A. J.	GLEN ELLYN EAST
TAYLOR AVE	549	Neo-Traditional	2002	NC		GLEN ELLYN EAST
TAYLOR AVE	550	Neo-Colonial	1972	NC	Perkins & Norris	GLEN ELLYN EAST
TAYLOR AVE	551	Split Level	1951	C	Del Bianco, A. J.	GLEN ELLYN EAST
TAYLOR AVE	552	Tudor Revival	1929	PS	Halberg, L.	GLEN ELLYN EAST
TAYLOR AVE	553	Tudor Revival	1927	S		GLEN ELLYN EAST
TAYLOR AVE	554	No style (altered)	1950	NC	Kastrup, Carl A.	GLEN ELLYN EAST
TAYLOR AVE	557	Split Level	1950	C	Del Bianco, A. J.	GLEN ELLYN EAST
TAYLOR AVE	558	Neo-Traditional	2003	NC	Goranon and Associates	GLEN ELLYN EAST
TAYLOR AVE	559	Colonial Revival	1946	C	Kocher, Buss, and DeKreep	GLEN ELLYN EAST
TAYLOR AVE	560	Tudor Revival	1928	S	Marks, Edward	GLEN ELLYN EAST
TAYLOR AVE	563	Colonial Revival (altered)	1946	NC	Kocher, Buss & DeKreep	GLEN ELLYN EAST
TAYLOR AVE	564	Mediterranean Revival	1928	S		GLEN ELLYN EAST
TAYLOR AVE	565	Colonial Revival	1929	S	Maris, Roger J.	GLEN ELLYN EAST
TAYLOR AVE	567	Tudor Revival	1927	S	Halbert, L.	GLEN ELLYN EAST
WESTERN AVE	638	Neo-Traditional	2006	NC		GLEN ELLYN WEST
WESTERN AVE	647	Bungalow	c. 1930	C		GLEN ELLYN WEST
WESTERN AVE	650	Colonial Revival	1937	C	Fredman, Charles F.	GLEN ELLYN WEST
WESTERN AVE	654	Colonial Revival	1928	C	Foltz & Co.	GLEN ELLYN WEST
WESTERN AVE	655	Ranch	1954	C		GLEN ELLYN WEST

Architectural Resources in the Glen Ellyn Survey Areas
Granacki Historic Consultants, 2007





Informality of modern living is accentuated by this open fireplace on a circular island in the family room

FIREPLACES - With Imagination

WHEN Mr. and Mrs. Robert Johnson of Glen Ellyn, Ill., added a large family room to their ranch house they wanted something different in the way of a fireplace. They told their architect, Francis W. Allegretti, they wanted a "sociable" fireplace where a dozen people could sit around and talk back and forth. He designed a circular-island fireplace with a metal hood and packaged chimney. The hearth, made of three-inch-thick reinforced concrete, is 5½ feet in diameter. It rests on

five brick piers. The cone-shaped hood is five feet in diameter at its base and tapers to 14 inches at the top, where it is welded to a 16-gauge metal flue. The fireplace is designed to operate without forced draft, but the architect warns that all specifications must be carefully followed or the fireplace may not function properly. Modern fireplaces can be as distinctive as modern homes. Whether you prefer conventional masonry or a prefabricated unit, the right fireplace can be found to suit your taste.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Lake Eilyn Park

other names/site number _____

Name of Multiple Property Listing _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 645 Lenox Road

☐ not for publication

city or town Glen Ellyn

☐ vicinity

state Illinois

county DuPage

zip code 60137

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

Signature of certifying official [Signature] Title: Deputy State Historic Preservation Officer

Date: 12/16/16

Illinois Historic Preservation Agency

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official _____

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain) _____

Signature of the Keeper _____

Date of Action _____

Attachment: Packet of materials supporting the nomination (4072 : 400 N Main Landmarking Application)

Lake Ellyn Park
Name of Property

DuPage County, Illinois
County and State

House, Glen Ellyn's tradition of holding a July 4th celebration in Lake Ellyn Park began just a few years after the structure was completed.

Some of the most popular events at the Recreation House occurred during the skating season. Lake Ellyn had long been a favorite skating spot for locals and other suburbanites, but the construction of the new building brought a flood of skaters to the park. Barely two months after the opening of the Recreation House, *The Glen Ellyn News and the Glen Ellyan* proclaimed "Never has Lake Ellyn played host to such gatherings as the last three weekends have seen there. The park board's new lodge-like lake house placed as it is in a perfect setting can be the only explanation."²⁰

In January of 1938, the Glen Ellyn Amateur Athletic Association organized its first annual Ice Derby at Lake Ellyn. The event was an undeniable success, drawing 300 skaters and over 2,000 spectators. The derby attracted the attention of the Illinois Skating Association, which chose Lake Ellyn Park as the site for its state speed skating championship meet in 1940. The meet attracted an incredible 20,000 spectators, a record for a state-wide meet.²¹ The state meet was later held at Glen Ellyn for several consecutive years.

Lake Ellyn Park after World War II

Even as the Park District expanded, purchasing land and developing new parks and recreation centers to service the growing Post-World War II suburban population, Lake Ellyn Park continued to play a central role in the recreational activities of Glen Ellyn residents. Park development picked up pace after the construction of the Recreation House—Ball Park opened in 1939 on land donated by Mr. George Ball, and the village opened its first public pool in Sunset Park in 1941. Post-war prosperity accelerated the proliferation of public parks and recreation facilities in the village, and ushered in a new era of professionalization and regulation in the Parks District.

Lake Ellyn Park, which had been open to the public for nearly 30 years by the end of World War II, had evolved slightly over that period of time. The original lake had been altered by the filling in of its south end in 1919 by Glenbard West High School. The original skating shed had been replaced in 1937 with the recreation house, and tennis courts had been installed at the north end of the park along Essex Road in 1924. In the years following World War II, improvements were already being made to the Recreation House to further enhance it for use as a warming house for the skaters and as a meeting venue, including the addition of a new heating system in 1949, the one-story kitchen addition in 1959, and further interior and exterior updates in 1973.²² The latest rehabilitation of the recreation house, completed in 2016, included the rebuilding of the deteriorating wood dock connecting the structure to the lake. In 1991, a playground was built at the southwest corner of the park, near Lenox Road. Three years later, a small veterans' memorial was moved from Memorial Park to Lake Ellyn Park, and remains at the west bank of the lake south of the recreation house. A public restroom facility was built north and east of the playground in 2016. Other minor alterations over the years include the updating of lighting, water fountains, benches and picnic tables.

²⁰ "Lake House Revives Ice Interest Here," *The Glen Ellyn News and the Glen Ellyan*, December 31, 1937.

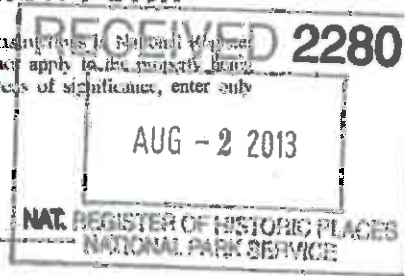
²¹ "Local A. A. A. Wins 3 State Skate Titles," *The Glen Ellyn News and the Glen Ellyan*, January 11, 1940, p. 1-2.

²² "Park Board Adds New Improvements," *The Glen Ellyn News*, December 15, 1949, p. 10. In 1949, the Park Board applied for a gas line to be run to the Recreation House to service a new heating system; the Board also investigated finishing the large attic space above the Recreation Room as a secondary meeting space.²³ In 1959, local architect Francis Allegretti designed a one-story kitchen addition that extended south of the main recreation room. The original kitchen was repurposed as storage. Perkins and Norris were brought in to update the bathrooms in 1973; at the same time, the crumbling stone retaining wall and knee wall around the east terrace, along with the narrow wood pier, were replaced with a concrete wall. It is also likely that the small eyebrow vents on the roof were installed at that time.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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1. Name of Property

Historic name: Glen Ellyn Downtown South Historic District

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Main Street between Duane Street and Hillside Avenue., parts of Duane Street between Glenwood and Forest Avenues.; north side of Hillside Avenue just east of Main Street.

City or town: Glen Ellyn State: Illinois County: DuPage

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

 Signature of certifying official/Title:	 Date
State or Federal agency/bureau or Tribal Government	

Attachment: Packet of materials supporting the nomination (4072 : 400 N Main Landmarking Application)

Glen Ellyn Downtown South Historic District
 Name of Property

DuPage, Illinois
 County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

 Signature of commenting official:

 Date

 Title :

 State or Federal agency/bureau
 or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)

Lan Ellyn Y. Beall
 Signature of the Keeper

9.18.13
 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☒

Public – Local ☒

Public – State ☐

Public – Federal ☐

Category of Property

(Check only one box.)

Building(s) ☐

District ☒

Site ☐

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Glen Ellyn Downtown South Historic District
Name of Property

DuPage, Illinois
County and State

Structure ☐

Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>19</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>19</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE – business

COMMERCE/TRADE – financial institution

COMMERCE/TRADE – professional

SOCIAL – meeting hall

EDUCATION – school

RELIGION – religious facility

DOMESTIC – single dwelling

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE - business

COMMERCE/TRADE – financial institution

COMMERCE/TRADE - professional

COMMERCE/TRADE - restaurant

COMMERCE/TRADE – specialty store

GOVERNMENT – village hall

RELIGION – religious facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS – Classical Revival

LATE 19TH AND EARLY 20TH CENTURY REVIVALS – Late Gothic Revival

LATE 19TH AND EARLY 20TH CENTURY REVIVALS – Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY REVIVALS – Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK

STONE – limestone

STUCCO

GLASS

WOOD

METAL- Aluminum

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Glen Ellyn Downtown South Historic District is a small commercial area in the village's commercial district south of the former Galena and Union Railroad tracks (now the Metra – Union Pacific Line). The district encompasses a formerly residential area that was re-zoned in the mid-1920s for commercial use to accommodate Glen Ellyn's expanding business district. Architectural styles within the district are generally limited to the Commercial Style that was popular in central business districts throughout Illinois in the early decades of the 20th century, and historic revival styles that emerged in the late 1910s and were popular through the middle of the century. A large number of the commercial structures within the district bear the Tudor-Revival style features favored by Glen Ellyn's Planning Commission during the 1920s and early

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1930s. Although most buildings exhibit at least minor alterations, overall integrity in the district is good.

Narrative Description

The Glen Ellyn Downtown South District is located in the Village of Glen Ellyn in DuPage County, Illinois, approximately 25 miles west of Chicago's Loop. Incorporated in 1873, Glen Ellyn is now a suburban community with a population (as of 2010) of 27,450. Glen Ellyn is part of the area commonly referred to as Chicago's western suburbs. Surrounding Glen Ellyn are the communities of Glendale Heights to the north; Lisle to the south; Lombard to the east, and Wheaton to the west. Glen Ellyn is served by the Metra - Union Pacific West railroad line, which runs east-west through what is now the north half of the village. Glen Ellyn is principally single-family residential in use, with a small, historic central business district straddling the railroad tracks that caters primarily to local residents. Another business district stretches along Roosevelt Road south of the historic downtown.

Downtown Glen Ellyn grew up along the railroad tracks built by the Galena and Chicago Union Railroad in 1848, and is located within the original Town of Danby plat that established the village in the mid-1850s. Early commercial development within Glen Ellyn was limited to a small area north of the railroad tracks, concentrating along Main Street south of Pennsylvania Avenue and the north side of Crescent Boulevard facing the railroad. The area of the business district south of the tracks remained a sparsely-inhabited residential area until the mid-1920s, when development pressure led village officials to re-zone the blocks for commercial use. Between these north and south sides of the downtown are the tracks for the original Galena and Union line (now used by Metra), as well as the Illinois Prairie Path, which lies on the right-of-way for the former Chicago, Aurora & Elgin Railway between the Galena and Union tracks and Duane Street. Other land and that was formerly included as the right-of-way for both railroad lines, and what was once Stewart Street between the Metra tracks and the Chicago, Aurora & Elgin tracks is now filled with parking lots. The 1966 station for the Metra - Union Pacific line is also located on this land, south of the intersection of Crescent Boulevard and Forest Avenue. The downtown on both sides of these rights of way remains a vital commercial presence in the community today, with local businesses making up the majority of the district.

THE GLEN ELLYN DOWNTOWN SOUTH DISTRICT

The Glen Ellyn Downtown South Historic District consists roughly of one block of Main Street between Hillside Avenue and Duane Street, along with a handful of buildings along Duane Street east and west of Main Street. The district contains 20 buildings, 19 of which are contributing to the character of the district. The historic district is almost wholly commercial in character, with most structures originally erected for business or commercial functions. Eighty-two percent of the properties (14) were built solely for commercial use. Of the other commercial properties, two (10%) were originally 19th-century single family residences that had one-story commercial structures built onto them; one was built for recreation and cultural use in addition to commercial use; and one was built for commercial use and for road-related transportation use. The two non-

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commercial properties within the district are the current Civic Center at 535 Duane Street, which was originally built as the Glen Ellyn Junior High School in 1929, and the First United Church of Glen Ellyn (originally the First Methodist Episcopal Church) at 424 Forest Avenue.

The buildings in the Glen Ellyn Downtown South district fit into a roughly orthogonal street grid pattern on a north-south/east-west axis. Most of the community follows this grid pattern; however, there are areas in town that were planned with larger, irregularly shaped lots and irregular street patterns determined by the natural and variable topography of the area. General characteristics of the district include a street wall of structures along most of Main Street built up to the front and side property lines with party walls; sidewalks with street trees; curbs and gutters; and on-street diagonal and parallel parking. A public parking lot along the west side of Main Street is located outside of the district boundaries, as is the parking lot north of Duane Street and south of the railroad tracks. Forest Avenue runs one way south between Duane Street and Hillside Avenue, and Hillside Avenue runs one way west between Forest Avenue and Main Street in the district. Main Street and Duane Street are both two-way streets. East of the district boundaries along Duane Street are a collection of later, freestanding commercial and office buildings. Other areas surrounding the district are predominately residential, with the closest single family houses located along Hillside and Forest Avenue east of the district boundaries.

The commercial buildings in downtown Glen Ellyn generally are masonry construction and no more than three stories in height. The majority of buildings are of the One-Part or Two-Part Commercial Block type encompassing from one to three storefronts. Like many small-scale commercial buildings found in towns and villages in the Midwest and throughout the country, architectural detailing for buildings in the district consists of applied stylistic ornament reflecting the fashion of its period of construction. Early 20th-century buildings are simple Commercial Style structures with minimal Classical ornament. Tudor Revival-style architecture was adopted by the Village of Glen Ellyn following the Plan of Glen Ellyn in the mid-1920s, and many commercial buildings within the district were designed in the 1920s and 1930s in that style. Among the finest examples in the district are the Rohm Building at 401-409 North Main Street (1928); the F. T. Tomlins Building at 411 North Main Street (1926); and the Acacia Building at 413-415 North Main Street (1926). The most impressive building within the district is the Classical Revival former Glen Ellyn Junior High Building at 535 Duane Street. Now used as Glen Ellyn's Civic Center, the building is a major landmark within the business district and the Village.

OVERALL INTEGRITY

The Glen Ellyn Downtown South Historic District contains buildings representing Glen Ellyn's most prolific period of commercial development during the first half of the 20th century. Modernizations over the years have altered some buildings in ways that are inconsistent with the area's historic character. Yet the overall character of district as part of a suburban railroad downtown remains.

Most alterations to historic buildings within the district involve first-floor storefront material and configuration changes, as is typically found in small-scale commercial districts. Upper-story

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changes are typically window replacement in original openings, or downsizing and infill. Of the 20 properties in the district, only one was built after 1963.

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Street #	Dir.	Street Name	Suffix	NR District Rating	Style/Type	Secondary Style	Date	Alternate Date	Architect
503-505		DUANE	ST	C	Two-Part Commercial Block/Auto Show Room		1926		
530-532		DUANE	ST	C	One Part Commercial Block/Gable Front		1953	c. 1880 (house behind)	
535		DUANE	ST	C	Classical Revival - School		1929		Brydges, Norman
424		FOREST	AVE	C	Late Gothic Revival - Church		1957 (church)	1929-1930 (Ed. Bldg)	
520-526		HILLSIDE	AVE	C	One-Part Commercial Block	Tudor Revival	1926-30 (circa)		
401-409	N	MAIN	ST	C	Two-Part Commercial Block	Tudor Revival	1928		Rohm, Jean & Son
411	N	MAIN	ST	C	Two-Part Commercial Block	Tudor Revival	1926		Farnsworth, L. O.
413-415	N	MAIN	ST	C	Two-Part Commercial Block	Tudor Revival	1926		Betts & Holcomb
417	N	MAIN	ST	C	One-Part Commercial Block		1929	1962	Rohm, J. B. & Sons
419	N	MAIN	ST	C	Two-Part Commercial Block	Classical Revival	1929		Houlihan, Hauser & Marks
421	N	MAIN	ST	NC	Two-Part Commercial Block	Neo-Tudor	1972		Perkins & Norris

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GLEN ELLYN DOWNTOWN SOUTH HISTORIC DISTRICT INVENTORY

Street #	Dir.	Street Name	Suffix	NR District Rating	Style/Type	Secondary Style	Date	Alternate Date	Architect
423-425	N	MAIN	ST	C	One-Part Commercial Block		1954		
426	N	MAIN	ST	C	One-Part Commercial Block		1929		Walker & Angel
427	N	MAIN	ST	C	One Part Commercial Block/Gable Front	Spanish Revival	1926 (circa)	c. 1880 (house behind)	
428	N	MAIN	ST	C	One-Part Commercial Block		1959		Perkins, Norris, & Molley
429-433	N	MAIN	ST	C	One-Part Commercial Block	Commercial Style	1920 (circa)		
430	N	MAIN	ST	C	One-Part Commercial Block		1929		
434-440	N	MAIN	ST	C	Two-Part Commercial Block	Tudor Revival/ Gothic Revival	1926		Lenske, Charles H.
443-449	N	MAIN	ST	C	One-Part Commercial Block	Commercial Style	1923		
444	N	MAIN	ST	C	Freestanding Commercial	Neo-Colonial	1962		Carson, John F

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

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Period of Significance

1880-1963

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Glen Ellyn Downtown South Historic District is locally eligible for listing to the National Register of Historic Places in the areas of architecture, community planning, and commerce. The proposed district meets Criterion A, commerce, as a physical representation of the of the commercial history of the Village of Glen Ellyn, which evolved from a small cluster of blacksmith shops, harness-makers, and groceries along the newly-established Galena and Chicago Union Railroad in the 1850s, into a compact and lively central business district serving a booming suburban population 100 years later. The district, which encompasses the area of Glen Ellyn's central business district located south of the railroad, represents the rapid commercial growth that followed a population boom and suburban expansion in the 1920s.

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The district also meets Criterion A, community planning and development, as the product of a focused movement within Glen Ellyn in the 1920s to control and direct commercial growth within its central business district. The creation during this decade of the Village's first zoning ordinance and comprehensive plan, along with the establishment of the Zoning Board of Appeals, Plan Commission and Architecture Advisory Board, all led to significant changes within Glen Ellyn's downtown, including the expansion of the business district south of the railroad tracks and the proliferation in the 1920s of Tudor Revival commercial buildings within the district. The design decisions of the Plan Commission shaped the built environment in Glen Ellyn's downtown in ways that are plainly evident to this day, and contribute heavily to the district's overall character.

The proposed district meets Criterion C, architecture, as an intact collection of commercial buildings representing architectural styles from the first half of the 20th century. The Commercial Style, which features subdued Classical ornament, is used on the earliest commercial structures in the district; most buildings are rendered in historical revival styles like Tudor Revival, Classical Revival and Renaissance Revival, which represent the district's most robust period of growth in the 1920s.

The period of significance for the proposed district spans from 1880 to 1963. The year 1880 marks the approximate date of construction of the two vernacular residences that remain behind later commercial structures and represent the early residential character of the business district south of the railroad; 1963 marks the end of the historic post-war era in the district, during which efforts were made to modernize and retain businesses within the Village's original commercial center.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

HISTORY OF DOWNTOWN GLEN ELLYN

The Glen Ellyn Downtown South Historic District is eligible for listing to the National Register under Criterion A, commerce, as a representation of Glen Ellyn's commercial evolution from the late 19th to the mid-20th century, and under Criterion A, community planning and development, as a product of the extensive measures of the village in the 1920s and early 1930s to shape development and design within Glen Ellyn's business district. The buildings that remain today within downtown Glen Ellyn represent the village's evolution from a small but stable community in the 1890s to a booming suburb in the 1920s through the post-World War II era. A substantial part of the historic character of the proposed district can be traced to the intervention of Glen Ellyn's first planning ordinances and planning commissions, which retained a great degree of control over the design of buildings within the district during this period of rapid commercial and residential growth.

EARLY SETTLEMENT AT STACY'S CORNERS

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Glen Ellyn's first settlers were attracted to the area in the 1830s by its tall grass prairie, woodlands, and marshy glens. In 1833, brothers Ralph, Anson, and Morgan Babcock of New York claimed a broad swath of wooded land in Milton and York Townships, which included the intersection of what is now St. Charles Road, Geneva Road, and North Main Street in Glen Ellyn, as well as part of what is now Lombard. The following year, Deacon Winslow Churchill and his family came to Babcock's Grove. Originally from Camillus, New York, Deacon Churchill, along with his wife, five sons, four daughters, and thirteen grandchildren, came by canal and schooner to Chicago before heading out to DuPage County in ox-drawn wagons. The family built five homes in the western edge of Babcock's Grove in 1835, including Deacon Churchill's cabin, which sat on a hill just east of the DuPage River on the north side of St. Charles Road. Churchill's son-in-law John D. Ackerman, who had traveled with the Churchill family from New York, also settled along St. Charles Road, as did David Christian and his wife Christiana Churchill Christian.¹

Other settlers soon clustered around the Churchill family's claim, and the trips they made back to Chicago created a frontier highway along Lake Street and then west to St. Charles and Geneva Roads. A stagecoach route to and from Chicago was established along the roads soon after they were surveyed in the early 1840s. The intersection of what is now St. Charles Road, Geneva Road, and North Main Street, originally called Five Corners, became the epicenter of the fledgling community. The first log schoolhouse for the inhabitants of Five Corners was built in 1836, near what is now Riford Road. The building was also used for church services until 1839, when a small frame church building was erected on St. Charles Road.

In 1835, one year after the Churchill family's arrival to the area, Moses Stacy, a native of Massachusetts, arrived with his wife Joann Kimball. Stacy purchased land south of what is now Elm Street and built a log cabin. In 1846 Moses Stacy purchased 14 acres just north of his original claim (on the south side of Geneva Road) and built a tavern to accommodate the increasing number of travelers along St. Charles Road and Geneva Road. Stacy's Tavern, which Moses enlarged shortly after it was completed, also served as the residence for the Stacy family. The log cabin, which sat on what is now Main Street, was moved west of the tavern to provide additional lodging space. Philo Stacy, Moses' son, recalled that his father charged lodgers "fifty cents for supper, lodging and breakfast, and two horses to hay...he well remembered taking in as much as fifty dollars a morning after the hospitable farmhouse had been crowded for dinner and shelter overnight."² Soon after the establishment of the tavern, Five Corners (which had also been referred to as Fish's Corners) became known as Stacy's Corners. By the mid-1840s, Stacy's Corners had grown to a community of over a dozen households, and was able to support a fair number of commercial ventures, a handful of blacksmith shops, a harness shop, two groceries, and a general store.³

THE RAILROAD AND THE ORIGINS OF DOWNTOWN GLEN ELLYN

¹ Helen W. Ward and Robert W. Chambers, *Glen Ellyn: A Village Remembered* (Glen Ellyn Historical Society, Copyright 1999), 3-5.

² Ibid, 13.

³ *DuPage County: A Descriptive and Historical Guide 1831-1939*. (Compiled and written by the Federal Writers' Project, WPA and re-edited for publication in 1948 by Marion Knoblauch), 74.

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Although the history of Glen Ellyn can be traced back to Stacy's Corners, the history of its central business district begins with the arrival of the Galena and Chicago Union Railroad to Milton Township in the late 1840s.⁴ The company was initially granted a charter in 1836, but construction on the railway was delayed over a decade, with the first leg completed from Chicago to the DesPlaines River in 1848. Although the citizens of Stacy's Corner lobbied hard for the railroad to come through their settlement, the route was planed approximately one mile south of the Stacy's Corners, through land owned by Dr. Lewey Quitterfield Newton. One of the first physicians in the area, Dr. Newton had originally purchased his landholdings from William Churchill, and constructed a house at the northwest corner of Main Street and Pennsylvania Avenue. Newton sold the right-of-way to the railroad for \$111.

The Galena and Chicago Union Railroad initially had no intention of creating a stop on the property purchased from Newton, planning instead to open a station in nearby Wheaton. According to an account in the June 29, 1894 edition of the *Wheaton Illinoian*, “

Dr. Newton, believing a thriving town could be built if once started, obtained a promise of the railroad company to stop their trains providing a depot was put up without cost to them. At his own expense, he not only erected a depot large enough for all purposes but even went further and put up a water tank and laid a pipe from a spring that was situated some distance south of the railroad over the hill.⁵

The securing of a railroad station marked the beginning of the Village of Glen Ellyn as it is today, and the beginning of its commercial center. After the station opened in 1849, the center of business activity for the community naturally shifted south from Stacy's Corners to the area just north of the railroad. In 1851, the station was renamed Danby, after the Vermont birthplace of the new station master David Kelley. Seeing the commercial potential of the area around the station, Kelley built the Mansion House Hotel at the northeast corner of Main Street and Crescent Boulevard, across the street from the station along Crescent Boulevard. The three-story frame building was the first hotel built in Danby. That same year, William H. Wagner arrived in Danby from Hamburg Pennsylvania, and built a blacksmith shop next to his house on Pennsylvania Avenue, near the intersection with Prospect Avenue. William's brother Matthias followed in 1853, and opened a carriage shop just west of William's property on Pennsylvania.

In 1855, the Town of Danby was platted and recorded by Dr. Newton. The original plat included 13 blocks north and south of the railroad, including those between the railroad and Pennsylvania Avenue, as well as one block between Main Street and Lisle Street (now Forest Avenue) between Pennsylvania and Anthony Street. With Stacy's Corners to the north, the area now had two separate communities that would continue to slowly grow together through the later decades of the 19th century.

⁴ The Galena and Chicago Union Railroad consolidated with the Chicago and Northwestern Railroad in 1864. In 1996, the Chicago and Northwestern merged with Union Pacific, which runs the current Union Pacific West Commute Line through Glen Ellyn.

⁵ Blythe P. Kaiser and Dorothy I. Vandercook, *Glen Ellyn's Story and Her Neighbors in DuPage* (Graphic Arts Production, 1976), 45.

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Other small businesses continued to open in Danby's burgeoning commercial center north of the railroad through the 1850s. A sketch of downtown Danby looking north across the tracks along Main Street from Duane Street see in the 1862 *Map of DuPage County* shows the second railroad station built by the railroad company on the east side of the street, as well as Danby House, the community's second hotel, on the west side of the street. Other sketches from the 1862 map include the residence and store of Charles J. Dubrock, William Freeto's home and adjacent tin and iron store, and the homes of A. S. Janes and Horace Brooks. All of these buildings were constructed along Main Street in the 1850s, and provide a view of Glen Ellyn's downtown that no longer exists. The residential buildings along this stretch of Main Street were Greek Revival or Italianate. Lot sizes were generous, and bore little resemblance to the packed row of commercial blocks that would come to line that same street decades later. Some stores, like the tin and iron store owned by Freeto, were located in their own separate buildings; others like DuBrock's store, took up the first story of a residential building.⁶ Not pictured in the 1862 map is the frame store building built by schoolteacher Henry Benjamin. Constructed in 1852 near the northwest corner of Main Street and Crescent Boulevard, the 2-story, false-front building was later occupied by the Cooper family and, later, William H. Wagner.⁷

Although early commercial activity in Danby was confined to the north side of the railroad, some non-residential construction also occurred south of the tracks during the 1850s. In 1859, the Duane Street School, a two-story frame structure, was constructed along the south side of Duane Avenue between Main Street and Forest Avenue. The school was built by the Independent Order of Odd Fellows, with the understanding that the first floor of the building would be used for the school, and the second floor would remain under the ownership of the Odd Fellows. The school was the first built within the town of Danby.⁸

Residential and commercial development continued through the 1860s at a slow pace, as the quiet community watched the growth of nearby Wheaton rise after it became the DuPage County seat in 1867. Among the businesses founded during that decade was Joseph McChesney's grocery store. The son of early settler Reverend James McChesney, Joseph opened his store on Crescent Boulevard before enlisting to fight in the Civil War. The grocery would go on to be DuPage County's oldest continually operated retail business. Two buildings along the east side of Main Street north of Crescent Boulevard that housed McChesney Foods are still standing.⁹ In 1862, the newly-formed Danby Congregational Church moved an existing church building dating from 1849 from Stacy's Corners to the east side of Main Street between Crescent Boulevard and Pennsylvania Avenue. The church remained there until the 1890s, when it was again moved.¹⁰

⁶ L. G. Bennett, E. A. Lyon, Horace Brooks, A. M. Cross, *Map of DuPage County, Illinois 1862*. Reprinted by the DuPage County Historical Museum.

⁷ Russ Ward, *Images of America: Glen Ellyn* (Chicago, IL: Arcadia Publishing, 2006), 33; *Glen Ellyn: A Village Remembered*, 61-63.

⁸ *Glen Ellyn: A Village Remembered*, 28.

⁹ Ward, 23.

¹⁰ *Glen Ellyn: A Village Remembered*, 33-34.

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In 1874 the residents of Danby changed the name of the railroad station to Prospect Park, and farmers surrounding the town slowly began to subdivide their acreage. The map of Prospect Park included in the *1874 Atlas and History of DuPage County* shows a handful of new subdivisions south of the railroad, including H. W. Phillip's Prospect Park Addition south of Hillside Avenue and the Elmwood Subdivision south of the railroad and west of Greenwood Avenue. Commercial and industrial development continued downtown north of the railroad. Although William and Matthias Wagner's blacksmith and harness shops still operated along the north side of Pennsylvania Avenue, most commercial activity was restricted to the area between Crescent Boulevard and Pennsylvania Avenue, with Main Street as the center of the business district. Crescent Boulevard (originally known as Delavan Boulevard) boasted an increasing number of businesses between Main Street and Forest Avenue (formerly Lisle Street)—in addition to the Mansion House at the northeast corner of Main and Crescent, the street also housed a livery stable, shoe shop, a candy and tobacco store, and a blacksmith shop.¹¹ The land south of the railroad along Main Street and Duane Street remained residential, with only a handful of houses scattered among oversized lots.

GLEN ELLYN, RESORT TOWN

The 1880s saw several major changes to what is now Glen Ellyn. On July 1, 1882, the Village of Prospect Park was incorporated, with Joseph R. McChesney named as the first village president. At the time that he took office, McChesney was working in partnership with his sons, and occupied a 2-story, frame, false-front commercial building along the east side of Main Street north of Mansion House. Other businesses along Main Street in the 1880s include William Myer's Meat Market in the Danby House and William Wagner's grocery (located in the 1852 frame building formerly owned by Henry Benjamin). Brothers Robert Galbraith Boyd and John Boyd, contractors who embarked on their hardware business in 1882, built a one-story brick store on the west side of Main Street in 1887.¹²

In 1885, Thomas E. Hill, a professor and former two-term mayor of Aurora, settled in Prospect Park and set about transforming the small farming community into a resort town. Hill devised a plan to create a 50-acre lake on the 600 acres of land on the west side of a marshy basin formed by several spring-fed streams. Hill and fellow land-holder Seth Baker, along with other local investors, created the Prospect Park Improvement Association to manage the development. By raising a dam across its northern outlet, Hill was able to create the picturesque Lake Ellyn, named after his wife, and the centerpiece of his development. Hill's partners in the Prospect Park Improvement Association then formed the Glen Ellyn Hotel and Springs Company, and proceeded to build a spectacular hotel overlooking the lake. With the mineral springs nearby, a luxurious health resort was founded. To cement its associations with Hill's new resort, the residents of Prospect Park voted in September of 1891 to change the village name to Glen Ellyn, after the lake that was the centerpiece of the new development. The hotel opened for the 1893 summer season, and went through a series of owners through the 1890s and early 1900s, including the St. Luke Society, who used the property as a health clinic in 1902 and 1903, and Ruskin College who leased the hotel from 1903-1905. Although the resort did not prove to be the boon to the village that Hill had hoped, it did help to advertise the appeal of the village to nearby

¹¹ Ibid, 47.

¹² Ward, 43; *Glen Ellyn: A Village Remembered*, 61, 139

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urbanites, setting the stage for its popularity as a picturesque suburb after the turn of the century.¹³

In November of 1891 a devastating fire swept through the business district, destroying nearly all the buildings along the west side of Main Street between Crescent Boulevard and Pennsylvania Avenue. Among the buildings that did not survive the fire were Boyd Brothers Hardware Store; John Elick's bakery; a house belonging to Mrs. Thomas E. Hill, the front room of which had been fitted for a store; and the G. M. H. Wagner Building, which held a drug store, grocery, and meat market. The sole survivor of the blaze was the frame store built by Henry Benjamin in 1852.¹⁴ Business owners quickly worked to rebuild. The Boyd Brothers constructed a two-story brick commercial block to replace their one-story building. Although completely remodeled in the 1920s, the building still stands on Main Street. The company built a second brick block south of the 1892 building in 1895. This second structure was later demolished. George Wagner's new building, a handsome Queen Anne Two-Part Commercial block completed in 1896, is another post-fire building that remains on Main Street.

Several other changes to Glen Ellyn's business district occurred during this decade. In 1892, the Congregational Church moved its building from the east side of Main Street south of Pennsylvania Avenue to Crescent Boulevard east of Forest Avenue, opening up the land for commercial development. The first to take advantage of this new space were the McChesney brothers, who moved their frame store building north onto the newly-vacant land to make room for a new brick block. Completed in 1892, the building still sits on the east side of Main Street. In January of 1893 another fire destroyed the Mansion House Hotel at the northeast corner of Main Street and Crescent Boulevard. W. H. Ehlers, who was owner of the hotel at the time, replaced the old hotel with an impressive three-story graystone structure. Called the Ehlers Hotel, the building remained at this prominent corner in the district for nearly 35 years. That same year, the old Duane Street School south of the railroad was replaced by a red brick building. Two years later, a new brick passenger station for the Chicago and Northwestern Railway was constructed on the site of the old station north of the tracks.

EARLY 20TH-CENTURY DEVELOPMENT

GLEN ELLYN'S SUBURBAN BOOM

Even with the allure of Thomas Hill's Glen Ellyn Hotel and mineral springs, the Village of Glen Ellyn remained a sleepy hamlet through the end of the 19th century. In 1900, the population of Glen Ellyn was 793, representing a gain of fewer than 200 new residents from 1890. Although several grand homes had been built north along Main Street and in the new subdivisions near Lake Ellyn during the 1890s, the promise of a village instantly transformed by the success of the resort was largely unfulfilled. However, by 1906, when the Glen Ellyn Hotel was struck by lightning and burned to the ground, Glen Ellyn had already begun its transition from small town to booming suburb, urged on by village boosters and developers who sought to attract permanent residents.

¹³ *Glen Ellyn: A Village Remembered*, 83.

¹⁴ *Ibid*, 77.

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During the first decades of the 20th century, Glen Ellyn added public improvements by paving roads (1915), pouring concrete sidewalks (1906), and running gas, electric, water (1907), and telephone pipes and wires. Many of these improvements were implemented in the business district first, and then spread out among residential areas. Electric rail service provided by the Chicago, Aurora & Elgin railroad came to Glen Ellyn in 1901, with a direct connection to Chicago's Metropolitan West Side Railroad and the downtown Loop. The company's rail lines ran south along the existing Chicago and Northwestern tracks (formerly the Galena and Chicago Union tracks), and a modest frame station was constructed at the northwest corner of Main and Duane Streets.¹⁵

Following on the heels of these infrastructure improvements, several subdivisions were added to the village during the late 1900s and 1910s. The land around Lake Ellyn, 72 acres of which had been under the ownership of the Glen Ellyn Hotel and Springs Company, was subdivided by John A. Brown in 1907. Brown's subdivision included large lots around the lake, as well as lots along Essex Road (formerly Read Avenue) and Lenox Road (formerly Forest Avenue). Other substantial subdivisions during this period include two platted by E. W. Zander south of the railroad in the 1910s.¹⁶

This increased activity by developers in the village was borne out by population statistics during the period. Between 1900 and 1910, the population in Glen Ellyn more than doubled, from approximately 800 residents to over 1,700. By 1920, the population nearly doubled again, to over 2,800 residents. Although the village still lagged behind Wheaton, which boasted a population of over 2,000 in 1900, Glen Ellyn was growing rapidly.¹⁷

While the increase in population during the first two decades of the 20th century in Glen Ellyn was unprecedented within the village, it paled in comparison to the explosive growth that occurred in the 1920s. Swept up in the building boom that engulfed much of the country, Glen Ellyn expanded significantly, as a wave of annexation and new subdivisions changed once-rural landscape at the fringes of the village. In the first years of the decade, major subdivisions were platted south of the village limits at Fairview Avenue to Roosevelt Road. By the end of the decade, the corporation line extended south beyond Roosevelt Road; smaller annexations at the southeast and northwest edges of the village also occurred during this decade. The population grew over 2 ½ times between 1920 and 1930, reaching nearly 7,700 residents at the beginning of the new decade. Much of this increase occurred in the first half of the 1920s.¹⁸

¹⁵ Ibid, 111.

¹⁶ Granacki Historic Consultants, *Architectural Resources in the Linden Hill Survey Area: A Summary and Inventory* (report submitted to Village of Glen Ellyn 2010), 9-10; Granacki Historic Consultants, *Architectural Resources in the Glen Ellyn Survey Areas: A Summary and Inventory* (report submitted to Village of Glen Ellyn 2007), 11.

¹⁷ *Fourteenth Census Taken in the Year 1920: Population, 1920: Number and Distribution of Inhabitants* (Washington, DC: Government Printing Office, 1922), 200.

¹⁸ *Sixteenth Census of the United States, 1940: Population, Volume I: Number of Inhabitants: Total Population for States, Counties, and Minor Civil Divisions; for Urban and Rural Areas; for Incorporated Places; for Metropolitan Districts; and for Census Tracts* (Washington, DC: United States Government Printing Office, 1942), 299; Ada Douglas Harmon, *The Story of an Old Town: Glen Ellyn* (Glen Ellyn, IL: Anan Harmon Chapter, D.A.R., 1928), 123.

Glen Ellyn Downtown South Historic District

Name of Property

DuPage, Illinois

County and State

DOWNTOWN GLEN ELLYN IN THE EARLY 20TH CENTURY

In many ways, the central business district in Glen Ellyn today is a result of the village's early 20th-century renaissance. The majority of the district's historic commercial buildings date from the first three decades of the 20th century. The influx of people and capital, along with the evolution of transportation, commerce, and recreation radically transformed Glen Ellyn's downtown during this period.

Commercial buildings constructed during the first years of the twentieth century in downtown Glen Ellyn include two simple brick commercial blocks along the north side of Crescent Boulevard, west of Forest Avenue; a one-story brick block at the southwest corner of Main Street and Pennsylvania Avenue containing three storefronts; and several single-storefront 1-story commercial blocks scattered along Main Street. One of the more impressive buildings built before the commercial boom of the 1920s is the DuPage County Bank Building, a substantial two-story commercial brick block erected at the northwest corner of Main Street and Crescent Boulevard in 1911-12. A third story was added to the building in 1917. These 1900s and 1910s commercial blocks feature none of the elaborate detailing found on the earlier Queen Anne buildings downtown, like the George Wagner Building or the Ehler Hotel, and today act as a stylistic place-markers between the handful of 1890s buildings remaining in Glen Ellyn's business district, and the proliferation of Tudor-Revival style buildings from the 1920s.

Chain Stores in Downtown Glen Ellyn

The early 20th century also brought about a new kind of retailing to Glen Ellyn and other suburban shopping districts to rival the existing individual or family-run stores—the chain store. Grocery, drug, and variety chain stores such as National Tea, A & P, Woolworths, and Walgreens appeared within Glen Ellyn's commercial center early in the century. Some, like Walgreens, are still an integral part of the village's commercial engine, although no longer a part of its historic commercial district. These chain stores and their developers often constructed their own buildings, even including multiple storefronts that could be leased out until the chain store needed to expand. In Glen Ellyn, however, most early chain stores within the historic downtown simply moved into existing buildings. In Glen Ellyn, National Tea, a grocery chain founded in 1899 by George S. and Thorvald Rasmussen in Chicago, moved among several buildings in the district in the first decades of the 20th century. Beginning in a one-story commercial building at 474 North Main Street, the company moved into the Tudor-Revival block west of the Glen Theatre around 1930. By the 1960s, the chain had built its own store building along Crescent Boulevard outside of the Downtown South district, complete with its own parking lot.¹⁹

National Tea was not the only chain grocery in town during this period. In 1928, Piggly Wiggly opened in the main storefront in the newly-constructed Rohm Building at the corner of Main Street and Hillside Avenue south of the railroad tracks.²⁰ Four years later, A & P moved into the north storefront of the remodeled theater building at 481-483 North Main Street. Like National Tea, A & P built its own store along Pennsylvania Avenue east of the proposed historic district in

¹⁹ Ward, 110; *Glen Ellyn's Story and Her Neighbors in DuPage*, 278.

²⁰ *The Story of an Old Town: Glen Ellyn*, 139.

Glen Ellyn Downtown South Historic District

DuPage, Illinois
County and State

Name of Property

1948.²¹ F. W. Woolworth initially opened in an existing commercial block on the west side of Main Street north of Crescent Avenue in 1929; in 1955, the company built a one-story block across the street, at 485 North Main Street, where it remained until 1970.²² Walgreen's Drug Store, one of Chicago's best known chain stores, moved into the Glen Ellyn State Bank Building after the bank closed its doors in 1932. Sears Roebuck & Company leased the handsome two-story commercial block at the southeast corner of Main Street and Pennsylvania Avenue from Louis Buchholz in 1931. In 1939, a substantial addition was built along Pennsylvania for the expanding store.²³

Chain stores began to move away from the crowded commercial blocks within Glen Ellyn's historic commercial core in the years following World War II, when more people became accustomed to using their cars for shopping trips. Some, like National Tea and A & P, moved to less built-up areas around the edges of the historic downtown. Others moved to the expanding commercial strip along Roosevelt Road farther south. Today, much of the historic business district in Glen Ellyn is inhabited by local businesses, with most of the chain stores located in strip malls along Roosevelt Road.

The Automobile and Downtown Glen Ellyn

The evolution from horse-drawn transportation to the automobile in the early 20th century also shaped the development of downtown Glen Ellyn. In 1903, S. T. Jacobs became the owner of the village's first automobile, a red Franklin. As motoring grew from a hobby for the wealthy to a more popular mode of transport, more automobile-related businesses began to open in Glen Ellyn. Desiring to be close to downtown, owners of automobile dealerships and garages constructed their businesses on available land within the business district—several opened within traditional one-story garage buildings along Pennsylvania Avenue and Crescent Boulevard in the 1910s and 1920s. Others, like the auto showroom at 503-505 Duane Street and the Miller Brothers dealership at 536 Crescent Boulevard, were placed within more traditional commercial blocks. Corner lots, including those at the southwest corner of Main and Crescent and the southwest corner Crescent and Forest, were prime locations for filling stations.

The first company in Glen Ellyn to service automobiles was started by Otto and Herman Miller in 1910. The brothers opened the Glen Ellyn Auto Company in an old ice house on Crescent Avenue, just west of the Nadelhoffer Livery. According to Otto Miller, the building "would only hold one car, but we did most of our work outside under a tree." When the Miller Brothers first opened, there were only four cars in Glen Ellyn; by 1928, the village had over 1,600. In 1913, Otto and Herman Miller opened Miller Brothers in a new one-story brick building on the site of the ice house. By the mid-1920s, the pair had expanded from a simple repair shop to a full-service garage and auto showroom, when they opened in their third building on Crescent Boulevard, a two-story Tudor-Revival commercial building.²⁴ Other prominent auto-related businesses built in downtown Glen Ellyn during this period include Avenue Garage and

²¹ *Glen Ellyn: A Village Remembered*, 196; *Glen Ellyn's Story and Her Neighbors in DuPage*, 244.

²² *Ibid.*, 189, 228.

²³ *Ibid.*, 196; *Glen Ellyn's Story and Her Neighbors in DuPage*, 227.

²⁴ *Glen Ellyn's Story and Her Neighbors in DuPage*, 152.

Glen Ellyn Downtown South Historic District

DuPage, Illinois
County and State

Name of Property

Studebaker Dealership, erected in 1915 on the south side of Pennsylvania Avenue for Joseph and Isaac Clark; a filling station built at the southwest corner of Main and Crescent in 1924 by the Newton Baethke Company (no longer standing); an auto showroom built in 1924 at 530 Crescent Boulevard; and a Tudor Revival-style filling station and garage built at the northwest corner of Crescent Boulevard and Forest Avenue in the mid-1920s.²⁵

Non-Commercial Buildings in Glen Ellyn in the Early 20th Century

In addition to banks, chain stores, and auto-related businesses, several non-commercial buildings were erected in Glen Ellyn's downtown during this prolific building period. In 1913, the Methodist Episcopal Church dedicated its new sanctuary building at the southwest corner of Forest Avenue and Duane Street. The congregation's old sanctuary building, constructed in 1899, was located at the corner of Hillside and Glenwood. A Late Gothic-Revival educational building was added to the church in 1929. The 1913 sanctuary building was replaced in 1957.

By far the most impressive building erected in the early decades of the 20th century in downtown Glen Ellyn was the Glen Ellyn Junior High School, which replaced the aging Duane Street School south of the railroad tracks, on the south side of Duane Street between Main Street and Forest Avenue in 1929. The massive three-story Classical Revival building, designed by architect Norman Brydges, was built to house seventh- and eighth-grade students. In 1972, the building was converted to the Civic Center.

THE PLAN OF GLEN ELLYN AND THE PLAN COMMISSION

Stylistically, Glen Ellyn's central business district was profoundly influenced by the establishment of its first zoning ordinance and Zoning Board of Appeals in 1923, the Glen Ellyn Plan Commission in 1925, and the village's first master plan, finalized in 1927. Until the 1920s, Glen Ellyn's commercial district represented the natural expansion and evolution of a slowly growing community. However, as the early decades of the 20th century ushered in a period of unprecedented residential and commercial growth in Glen Ellyn, village officials made a more concerted effort to influence and control this expansion. In 1919, Illinois introduced its first statute enabling zoning municipalities throughout the state. This initial statute was replaced with a revised statute in 1921. Two years later, on April 18, 1923, Glen Ellyn established its first zoning ordinance, hiring Jacob L. Crane, Jr. to prepare the zoning plat for the village.²⁶

One of the most profound effects that the zoning ordinance had on the development of Downtown Glen Ellyn can be seen on Main Street south of the railroad. When the zoning plat for the village was initially created, current use largely informed how areas within the village were zoned. Land just south of the railroad across from the business district, which had remained residential through the early decades of the 20th century, was initially zoned as a Class A residential district. When exponential growth in the village in the early 1920s created a need for a larger commercial district, the area south of the railroad seemed a logical area in which to expand. In 1923, the first commercial building south of the railroad was constructed for I. M. Block at the northeast corner of Duane Street and Main Street. Other business owners and builders saw the writing on the wall, and pushed village officials to change the zoning for Main

²⁵ Ibid, 186.

²⁶ *The Story of an Old Town: Glen Ellyn*, 117.

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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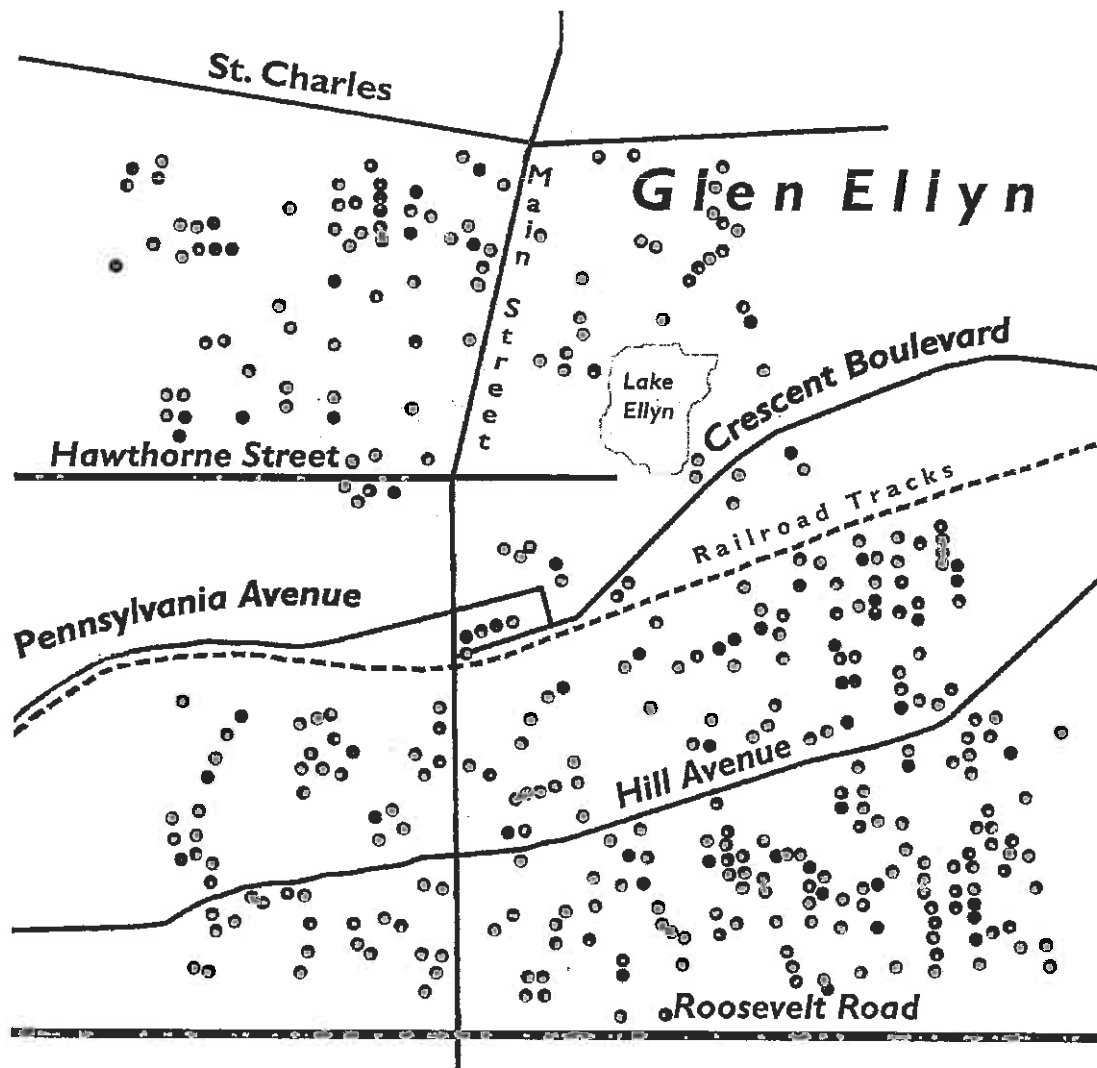
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Before It's Too Late

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.

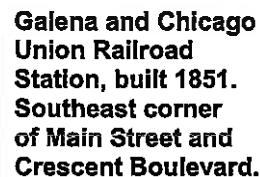
1923 – The village adopts zoning controls the same year as Chicago. Two years later, the village’s Plan Commission establishes “Old English” (Tudor Revival) as the downtown’s preferred architectural style.

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.

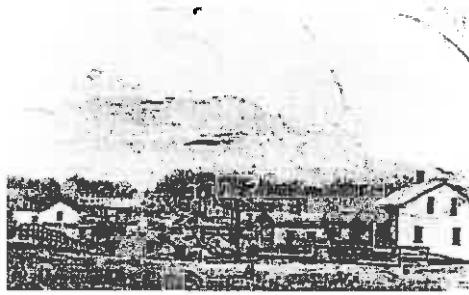
1971-2001 – Three decades of village master plans cite preservation of the community’s unique identity and appearance as a top priority. The 1986 plan says that new residences should be “in character with surrounding existing development.”

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

- 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 mid-point 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)

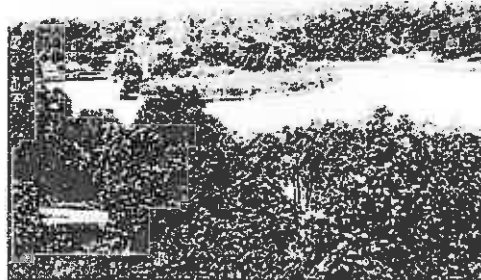


**Main Street,
looking north from
present Duane
Street, 1870.**



**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

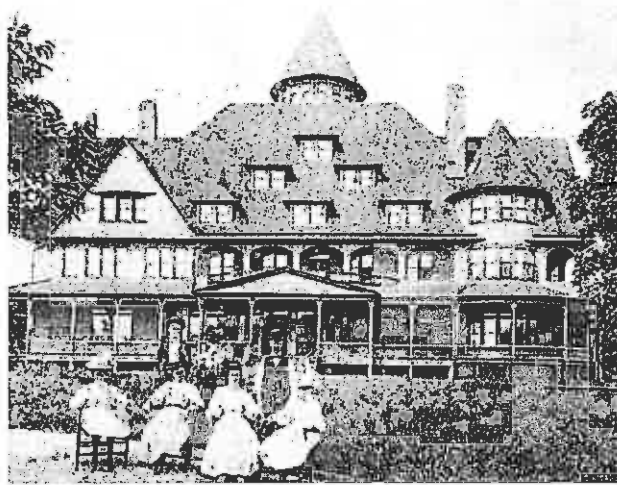
- Township organization in effect. Milton Township's population is now 10,000. (1850)
- The railroad is built through the settlement of Newton, which is renamed Danby. In 1852 David Kelly builds the Danby Hotel. He is active as a postmaster, justice-of-peace and owner of the Mansion House hotel. (1851)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

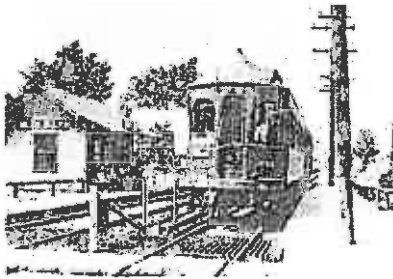
- First big boom period. R.G. Boyd and Brothers contracted to build many of the homes in Glen Ellyn.
- Lake Ellyn and dam are proposed and built by Thomas Hill. (1890)
- Name changed to Glen Ellyn. (1891)
- Population of Glen Ellyn is 600. The village size is extended by 1,000 acres. (1892)
- Fire burns 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)



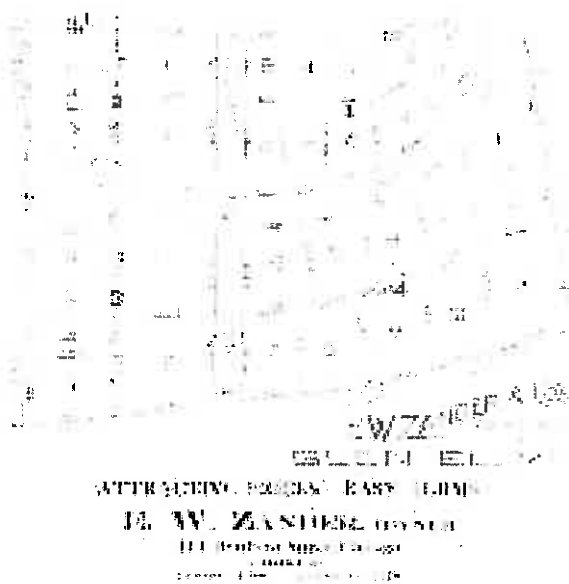
In 1890 the Glen Ellyn Hotel and Springs Company purchased and subdivided the land. The hotel opened for the 1893 summer season and, following its closing in 1895, was used by a variety of other institutions. It burned down following a lightning storm in 1906.



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."

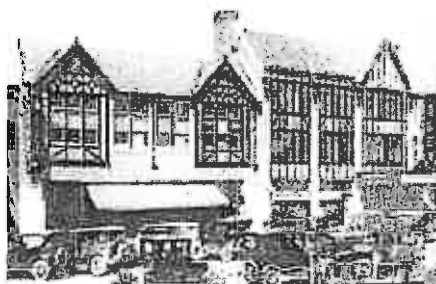


The Chicago, Aurora and Elgin electric train line began service through Glen Ellyn in 1902, making it easy for residents to commute to Chicago.



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

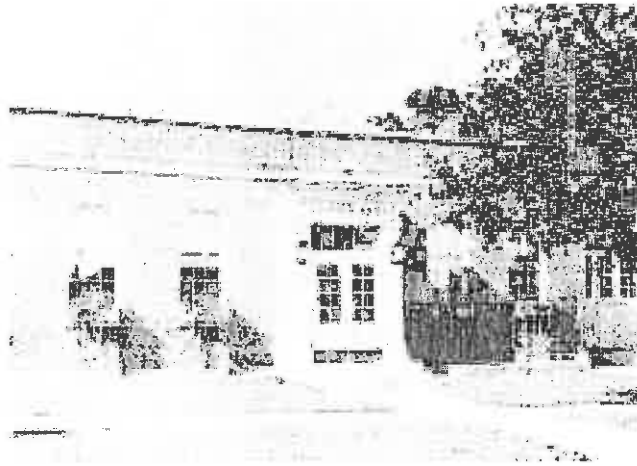
- Chicago, Aurora and Elgin electric train line begins service through Glen Ellyn. (1902)
- Glen Ellyn Hotel, the last summer resort, burns to the ground. (1906)
- Village water system installed at cost of \$40,776. (1907)
- Villa Park begins as a residential subdivision of Glen Ellyn.

1910-1919

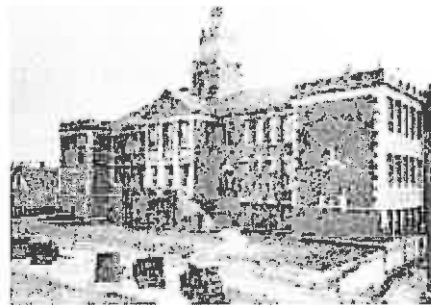
- Village begins paving major streets.
- Ardmore subdivision created. (1910)
- Wave of subdivisions in 1914, including E.W. Zander's Addition and William B. Walworth Country House Addition, and many smaller ones, developed.
- Lake Ellyn and surrounding area sold to village; turned into public park. (1914)
- 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)



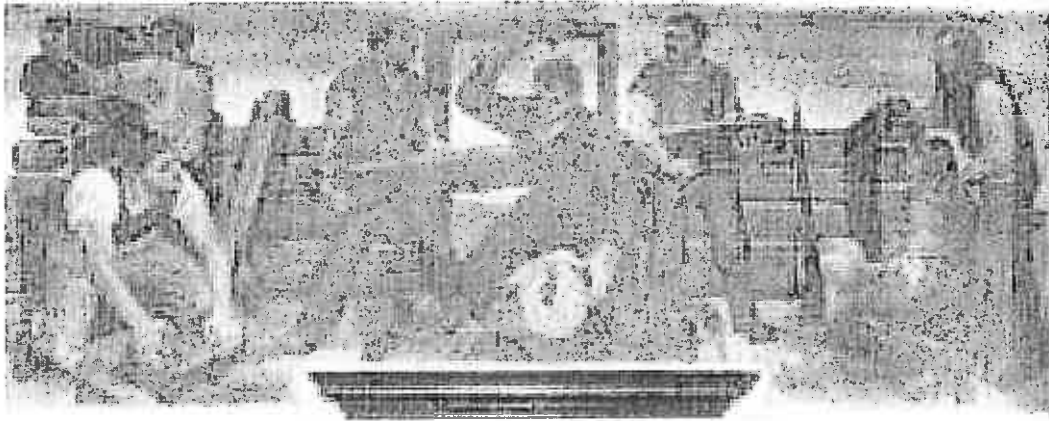
The first Village Hall, 502 Pennsylvania Avenue, 1926.



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.

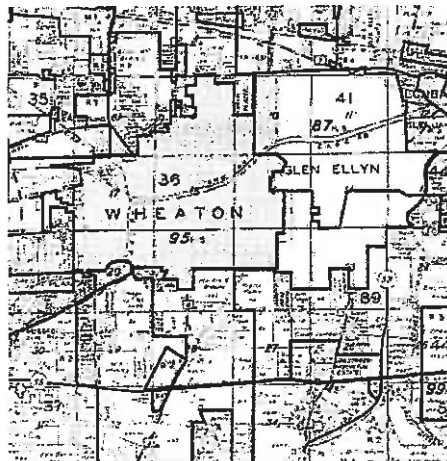


The Works Progress Administration (WPA) completed many public works in Glen Ellyn during the 1930s and early 1940s, including this mural for the village's Post Office.



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

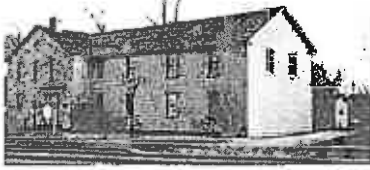
- Glen Ellyn experiences 40% population increase during the decade.
- Village Board passes ordinance prohibiting any two houses of identical exterior to be located on the same block or around the corner from one another. Meant to discourage prefabricated housing in the village. (1960)
- Annexations include 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)



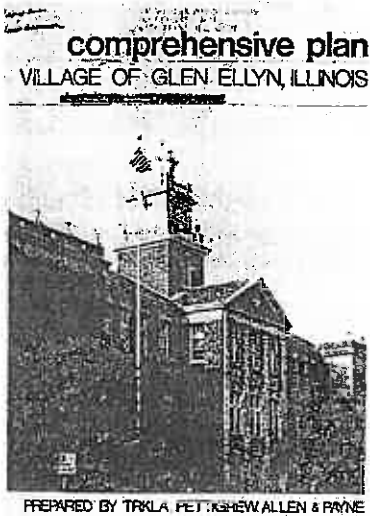
To prevent Glen Ellyn from being overrun by tract housing (like those in Levittown, NY, pictured here) the village passed an ordinance promoting a diversity of housing styles in the 1960s.



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."

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

Appearance Guide and Criteria

OCT 19 1989

**Village of Glen Ellyn,
DuPage County,
Illinois**

**Adopted by
Ordinance Number 3619-VC**

on

April 24, 1989

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)

1980-1989

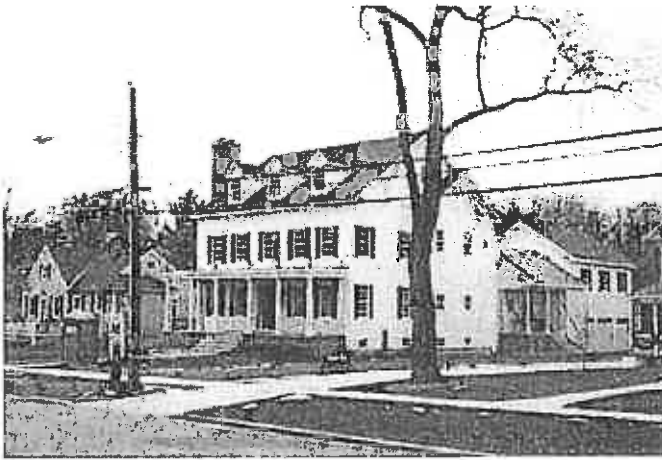
- Glen Ellyn's population is 24,687. (1986)
- Village Board approves \$1.8 million improvement program for the central business district. (1984)
- Annexations include Saddlewood (development on St. Charles Road), Stacy Woods subdivision, and Darby Woods subdivision.
- Glen Ellyn drafts an updated comprehensive 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.

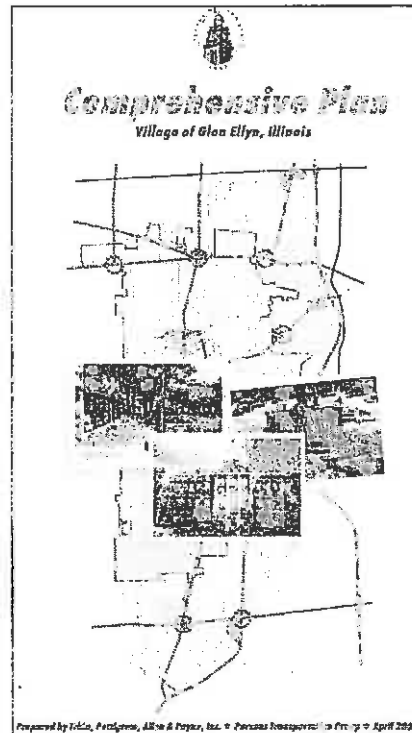


Glen Ellyn retains much of its historic character, particularly in its downtown area, as evidenced in this 1997 photograph.



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.)

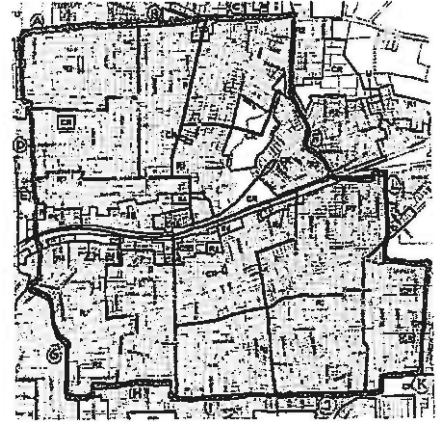
The major focus of this one-week reconnaissance survey was to quickly determine the extent of recent "teardowns" and to identify which buildings in Glen Ellyn had potential as future stand-alone local landmarks (rated "A") and those which could potentially contribute to a historic district (rated "B"). 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

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.

Glen Ellyn Residential Style Guide

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 19th 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 20th Century.

Common Characteristics

- Asymmetrical massing
- Brick and stone 1st 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 2nd 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 20th 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



Glen Ellyn Commercial Style Guide

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).

GSP Development

Lawrence A. Debb, Principal

June 3, 2019

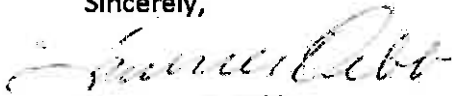
Staci Springer, AICP
Community Development Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Re: 400 N. Main Street Landmark Status

Dear Staci:

In response to your May 20, 2019 letter, we prefer not to have the property given landmark status. We have a village code notification period that we are obligated to complete, but once the code has been satisfied, we may demolish the structure as early as within the next 30 days. Therefore, I am not interested in pursuing landmark status for this property; and I do not give consent to landmark this property.

Sincerely,



Lawrence A. Debb
GSP Development LLC

GSP Development
1111 E. Touhy
Suite 230
Chicago, IL 60603

m: 312-953-2493
d: 847-699-2160
e: ldebb@gspdevelopment.com
www.gspdevelopment.com

Attachment: Letter from Larry Debb, dated June 3, 2019 (4072 : 400 N Main Landmarking Application)



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Mailing Address: 1 Old State Capitol Plaza, Springfield, IL 62701

E.1.d

JB Pritzker, Governor

Colleen Callahan, Director

FAX (217) 524-7525

DuPage County

Glen Ellyn

Demolition and New Construction of a Mixed-Use Development

400 N. Main St., NW Corner Glenwood Ave. and Main St.

SHPO Log #018062518

June 4, 2019

Larry Debb

GSP Development

1111 E. Touhy Ave., Suite 230

Des Plaines, IL 60018

Dear Mr. Debb:

This letter confirms that enough fieldwork has been collected to satisfy Stipulations I.A.1, I.A.2 and I.A.3 of the Memorandum of Agreement signed on May 28, 2019. We look forward to receiving the 95% HABS documentation.

Therefore, we have no objection to the commencement of demolition.

Sincerely,

Robert F. Appleman

Deputy State Historic

Preservation Officer

Attachment: Letter from Robert Appleman, dated June 4, 2019 (4072 : 400 N Main Landmarking Application)



Historic Preservation Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/18/19 07:00 PM

Department: Historic Preservation Commission

Department Head: Cole Jackson

Category: Discussion Item

Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4073)

DOC ID: 4073

July 2019 Informational Memo

We have attached for the commission's review a letter from James Manak, member of the Historic Preservation Commission, regarding landmarking of potentially significant properties. In accordance with the goals that the Historic Preservation Commission established for 2019, the letter would be sent to properties that could be eligible for landmarking. Please review the attached letter and come prepared to discuss the next steps.

The Glen Ellyn Civic Center is a landmarked property and is in the Village's National Landmark District. Plans have been submitted for the Community Development Department's review. The proposed Civic Center parking garage plans will need to be reviewed by the Historic Preservation Commission for an alteration to the landmark property. The Commission can expect the project to come forward in the fall of 2019.

Village staff has begun working on a draft of the fiscal year 2019 Certified Local Government annual report. We will have this available for the Commission's review and comment at the September meeting.

The August 2019 meeting of the Historic Preservation Commission will be canceled and the Commission will meet again next in September. Note, staff will send a reminder cancellation notice in August.

Attachment: Draft 2019 Home Landmarking Letter
IDNR Property Tax Assessment Freeze Summary

CC: Staci Springer, Community Development Director
Kelly Purvis, Planner

ATTACHMENTS:

- Draft 2019 Home Landmarking Letter (PDF)
- IDNR Property Tax Assessment Freeze Summary (PDF)



July 18, 2019

NAME
ADDRESS
ADDRESS LINE TWO
Glen Ellyn, IL ZIP CODE

Village President
Diane McGinley

RE: Glen Ellyn Historic Landmark Designation

Trustees

Kelli Christiansen
Bill Enright
Gary Fasules
Craig Pryde
Mark Senak
Steve Thompson

Dear homeowner,

You are receiving this letter because your home has been plagued by the Glen Ellyn Historical Society in honorary acknowledgment of its historical or architectural significance. The Village of Glen Ellyn Historic Preservation Commission is a separate organization and we are contacting you because your home may also be eligible for designation as a local landmark by the Village.

Village Manager
Mark T. Franz

While the Historical Society's plaque is an honorary designation, the Village Historic Preservation Commission's landmarking designation provides real protections for your home that could help prevent future alterations to the home's character or its future demolition. If a home is landmarked by the Village, it may also be entitled to economic benefits available through the Illinois State Historic Preservation Office such as a property tax assessment freeze. Please note that the Village covers all expenses related to landmarking your home.

Village Attorney
Gregory S. Mathews

If you would like additional information about landmarking or other historic preservation opportunities please see the historic preservation page on the Village's website, feel free to attend a Historic Preservation Commission meeting on the 3rd Thursday of each month, or contact me at 630-547-5246.

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Community Development
630-547-5250

Thank you,

Police
65 South Park Boulevard
Glen Ellyn, IL 60137
630-469-1187

Cole Jackson
Associate Planner
Staff Liaison to the Historic Preservation Commission
Village of Glen Ellyn
535 Duane Street, Glen Ellyn, IL 60137
630-547-5246
www.glenellyn.org

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

Attachment: IDNR Property Tax Assesment Freeze Informational Sheet

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180



Property Tax Assessment Freeze

What is it?	The Property Tax Assessment Freeze Program freezes the assessed value of a historic, owner-occupied, principal residence for eight years when the owner undertakes a substantial, approved rehabilitation. The assessed value is brought back to market level over a period of four years. The Program, administered by the Illinois State Historic Preservation Office (IL SHPO), is free to Illinois homeowners.
Benefits	The Program benefits both the owner-occupant and the community by: ► encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse; ► increasing the value of the rehabilitated property; ► returning underutilized structures to the tax rolls; ► revitalizing and stabilizing neighborhoods and often increasing the amount of available housing within a community; and ► sustainably reusing the built environment.
Provisions	To qualify for the Program, a property must: ► be a certified historic structure, either by listing on the National Register of Historic Places individually or in a district, or by local landmark designation in a community with an approved historic-preservation ordinance; ► be a single-family, owner-occupied, principal residence; or a condominium building; or a cooperative building; or a residential building with up to six units as long as the building owner resides in a unit; ► undergo a rehabilitation whose budget exceeds 25% of the property's assessor's fair market value within a 24-month period; and ► undergo a rehabilitation that meets the Secretary of the Interior's "Standards for Rehabilitation."
How to apply	Step 1: Determine if you qualify ► Contact the IL SHPO or your local landmark commission to ask if your property qualifies as a certified historic structure. ► Determine the assessor's fair market value (or fair cash value) of your property by contacting your assessor or referring to your current property-tax bill. ► Decide whether the work (interior and exterior) will cost more than 25% of the assessor's fair market value. ► Contact the IL SHPO to discuss whether your work (interior and exterior) can meet the "Standards." Step 2: Get your planned work approved ► Consult IL SHPO's website for a more thorough explanation of the program, its application and instructions. ► Prior to construction, if possible, fill out and mail in Parts 1 and 2 of the application with the rehabilitation plans and pre-construction photographs. ► The IL SHPO will determine if the interior and exterior work complies with the "Standards." The IL SHPO's review may differ from that of your local commission. Once your Part 2 is approved by the IL SHPO, proceed with the rehabilitation. Step 3: Get your finished work approved ► When the project is finished, fill out and submit the Part 3 with photographs showing the completed work, a spreadsheet of expenses, and copies of receipts. ► If the IL SHPO determines the project meets all the requirements, it will mail you and the assessor a Certificate of Rehabilitation.
Important points	It is strongly recommended that you contact the IL SHPO early in the design process and submit Parts 1 and 2 prior to beginning any work. ► If the scope of work changes during construction, consult the IL SHPO to ensure the work continues to meet the "Standards." ► Applications must be submitted within two years of a project's completion. ► Any work done to the property during the freeze period must meet the "Standards." Contact the IL SHPO for their approval prior to commencing. ► If the property is sold within the twelve-year freeze period or if its use changes from that of a single-family, owner-occupied, principal residence, the freeze will be cancelled for the remainder of the freeze period. ► An owner may receive approval on Parts 1 and 2 and complete the rehabilitation, then sell the property to a new owner-occupant who signs and submits the Part 3 and takes the freeze. ► Condominiums and cooperatives should contact the IL SHPO to discuss how the Program may work best for their buildings.
Questions?	IL SHPO—Tax Incentives Coordinator Illinois Department of Natural Resources One Old State Capitol Plaza Springfield, Illinois 62701 (217) 524-0276 http://www2.illinois.gov/ihpa/Preserve/Pages/taxfreeze.aspx