



Agenda  
Village of Glen Ellyn  
Special Workshop Meeting  
Monday, August 18, 2014  
7:00 PM  
Village Links

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Village Board Workshop Procedures Statement

*Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at [www.glenellyn.org](http://www.glenellyn.org) prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact Harold Kolze, Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.*

**A. Call to Order**

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Audience Participation**

1. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

**E. 2013-14 Architectural Resources Survey Presentation (Administrative Intern Keenan)**

1. 2013 - 14 Architectural Resources Survey Presentation.

**F. GolfMak Inc. Preliminary Assessment of Links and Reserve 22 (Consultant Mike Kahn)**

1. GolfMak, Inc. Preliminary Assessment of Links and Reserve 22 Operations.

**G. Village Links Backup Generator Presentation (Assistant Village Manager Stonitsch)**

1. Board Consideration and Discussion of the Potential Purchase of a Standby Generator to Supply Back up Power for the Links/Reserve 22 facility.

**H. Proposed Monument Signage Presentation (Assistant Village Manager Stonitsch)**

1. Board Consideration and Discussion of Proposed Monument Signage with Electronic Message Boards for Downtown and Village Links Locations.

**I. Other Items**

**J. Adjournment**



**Glen Ellyn Village Board**  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting: 08/18/14 07:00 PM  
Department: Administration  
Department Head: Al Stonitsch  
Category: Presentation  
Prepared By: Justin Keenan

**SCHEDULED**

**AGENDA ITEM (ID # 1366)**

DOC ID: 1366

## **2013 - 14 Architectural Resources Survey Presentation.**

### **Background**

The Village achieved the status of Certified Local Government in 2003, a program through the State of Illinois that recognizes historic heritage and permits access to federal grants for preservation efforts. An inventory of all existing historic structures is required by the program in order to maintain certification. To this end, the Village has conducted five architectural surveys within the northern portions of Glen Ellyn, with the most recent survey completed in July. Each of these surveys were conducted by Granacki Historic Consultants with the assistance of a grant from the Illinois Historic Preservation Agency.

Following months of extensive work by Granacki, including research, fieldwork and photography, Granacki has presented the Village with a summary and inventory report for the 2013 - 14 survey (see attached). Once these findings have been presented and accepted, the Village can then look to hosting a neighborhood meeting this fall, in conjunction with the Historic Preservation Commission (HPC), to present these findings to interested residents. This neighborhood meeting will also serve to drum up property owner interested in landmarking.

### **Action Requested**

Review and accept presented report for 2013 - 14 Architectural Resources Survey from Granacki Historic Consultants.

### **Recommendation**

Recommend the acceptance of the presented 2013 - 14 Architectural Resources Survey.

### **Attachments**

1. 2013 - 14 Architectural Resources Survey

#### **ATTACHMENTS:**

- 2013 - 14 Architectural Resources Survey (PDF)

# ARCHITECTURAL RESOURCES IN THE TURNER-DUANE SURVEY AREA

## A Summary and Inventory



GRANACKI  
HISTORIC CONSULTANTS



# **ARCHITECTURAL RESOURCES IN THE TURNER-DUANE SURVEY AREA**

## **A Summary and Inventory**

Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, IL 60137

Alexander W. Demos, Village President  
Mark Franz, Village Manager

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Staff Liaison: Justin Keenan  
Recording Secretary: Deborah Solomon

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

2014

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## INTRODUCTION

The Turner-Duane survey area is located south of the Union Pacific/West railroad tracks, encompassing part of the commercial core of the village's downtown, as well as a wide area of residential development that includes houses built from the late 19th century to the present day. In 2014 Granacki Historic Consultants (GHC) conducted a reconnaissance survey of 859 properties in an area roughly bounded on the north by the railroad east of Main Street, and by Hill Avenue west of Main; Main Street and Newton Avenue on the west; Turner Avenue on the south; and Spring Avenue, Whittier Avenue, and Country Club Lane on the east. This project was the fourth reconnaissance survey conducted by GHC within the Village. The first, completed in 2007, included the Glen Ellyn, Glen Ellyn East, and Glen Ellyn West survey areas. The second, completed in 2009, included an area encompassing Main Street and the Central Business District north of the railroad. The third, completed in 2010, included residential areas west of Main Street on the south side of the railroad and Western Avenue north of the railroad.

The reconnaissance fieldwork consisted of viewing every primary structure in the survey area and assigning an architectural style, date of construction, and significance rating. After the reconnaissance fieldwork was completed, permit research was conducted for each property that had been rated significant or potentially significant. Each S or PS-rated property was then fully documented and photographed. In addition to the significant and potentially-significant properties, all properties within the district (regardless of rating) that had received a plaque from the Glen Ellyn Historical Society or were Glen Ellyn local landmarks were intensively surveyed. The final results identified a total of 91 significant or potentially significant properties that could be candidates for local landmarks.

## TURNER-DUANE RECONNAISSANCE SURVEY AREA

The majority of the Turner-Duane survey area is residential in character, with commercial development located only in the area between Main Street, Hillside Avenue, Park Avenue, and the railroad tracks. Street patterns within the survey area vary slightly by subdivision—the eastern and western edges feature an orthogonal grid of east-west and north-south streets, with only Phillips Avenue between Main Street and Park laid out in the curving manner of so many suburban developments. The center section of the district, although also laid out in a roughly orthogonal grid, derives its orientation from the diagonal direction of the railroad tracks at its northern end. Detached garages are generally located to the rear of the houses and are accessed by long side driveways, while houses with attached garages feature front driveways.

The survey area contains a total of 859 properties, with 852 principal structures. At the time that field work was conducted, there were also three vacant lots, one parking lot (not physically linked to a structure) and three parks in the survey area. The vacant lots, parking lot, and one park were rated non-contributing; the remaining two parks, which were established in 1923 and 1964, were rated contributing. Of the 852 surveyed structures, 63 or just over seven percent were rated significant (that is, possessing architectural distinction) and 28 or approximately three percent were ranked potentially significant (distinctive, but with alterations). The majority of the structures within the area (433 or approximately 51%) were rated contributing, mean-

ing that they would contribute to the character of a potential historic district within the survey area. Almost 39% (328) of the structures were rated non-contributing to the character of a potential historic district. About 62% of these non-contributing structures were built after 1965. The remaining are historic buildings that have been extensively altered. Evaluation criteria and an explanation of the rating system can be found in an Appendix 1.

Every principal structure visible from the public right-of-way on each street within this area has been viewed and evaluated by the field surveyor. A computerized address list from the Village of Glen Ellyn provided the basis for a Microsoft Access database. For buildings that did not have permit information, the field surveyor assigned an approximate date of construction. The information for each property rated significant or potentially significant is printed on an individual data form, with photographs included. The computerized database and individual data form for each intensively surveyed property include the following information: use, condition, integrity, architectural style, construction date, architect or builder when known, prominent owners, architectural features, alterations, and a significance rating. The original data forms are housed in the offices of the Village of Glen Ellyn. This report is a summary of that information.

## OBJECTIVES OF THE SURVEY

Historic preservation benefits the community as a whole, as well as the individuals who own and use historic properties. The following are the principal objectives of this survey:

*To document architecturally and historically significant structures in Glen Ellyn*

The purpose of an architectural resources survey is to identify, document, and evaluate historic structures for their architectural significance. This information can assist in making decisions that impact the long-term preservation of the village's architectural and historic resources.

*To heighten public awareness of the architectural resources in Glen Ellyn*

Residents can appreciate how their community has contributed to the overall development of the Village of Glen Ellyn and the Chicago metropolitan area when they are aware of local architecture and history. This can include knowledge of the architecturally and historically significant buildings around them—the architectural styles, prominent architects' work, dates of construction, prominent local historical figures residing in the area—and the general patterns of community growth. Documentation of the community's architectural and historic heritage can be used in a variety of ways. The material gathered in this survey can be a valuable resource when creating educational programming; books; articles; additional walking, bus, and bike tours; and exhibitions.

*To assist individual property owners in maintaining and improving their properties and to provide economic incentives for preservation*

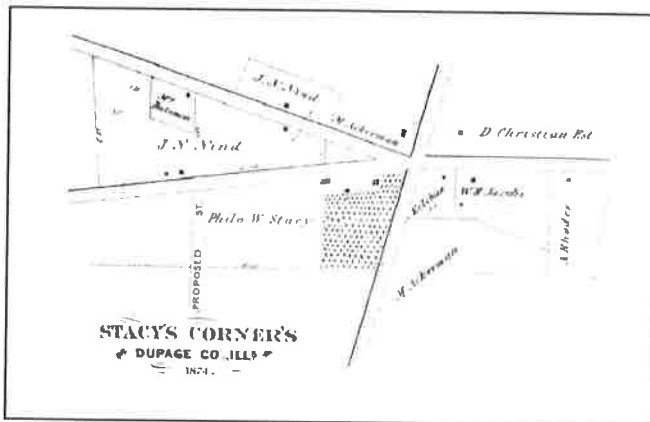
Many owners of historic properties may not realize the historic features that make their buildings special. In some cases this has led to modernizations that remove or cover up character-defining features. This survey will assist property owners in identifying and preserving their

building's critical features. With landmark designation, owners of landmark properties who rehabilitate their buildings may be eligible for tax incentives.

## HISTORY OF TURNER-DUANE SURVEY AREA

### EARLY SETTLEMENT

The earliest settlement of the area that is now known as Glen Ellyn occurred to the north of the Turner-Duane survey area, around the intersection of what are now Main Street, St. Charles Road, and Geneva Road. This intersection was the westernmost edge of what was known as



Stacy's Corners

[from 1874 *Atlas & History of DuPage County, Illinois*]

Babcock's Grove, which "stretched from today's Grace Street in Lombard west to Glen Ellyn's Main Street and from North Avenue south to Crescent Boulevard."<sup>1</sup>

Among the first settlers to the area were Deacon Winslow Churchill and his wife Mercy, who came with their nine sons and daughters (along with two sons-in-law, two daughters-in-law, and 13 grandchildren) from Camillus, New York in 1834. Churchill built a cabin just east of the DuPage River on the north side of what is now St. Charles Road; various family members followed suite, constructing their homes close by. The Churchill Family was

soon joined by several other well-known pioneers, including Moses Stacy, William Dodge, and James McChesney.<sup>2</sup>

Through the 1830s and early 1840s, a small community began to coalesce around Main Street, St. Charles and Geneva Road. The area was called Five Corners or Fish's Corners, after Daniel Fish, a landowner who had built a cabin near the intersection in the mid-1830s. The first log schoolhouse for the inhabitants of the Five Corners area was built in 1836, near what is now Riford Road. The log building also served to house the community's first religious services, and for other community activities. St. Charles Road, which was originally called the State Road, was surveyed and improved in 1843, and soon after, Geneva Road west of Five Corners was also improved. A stagecoach began running along this route from Chicago to Galena three times a week, providing an important lifeline for the fledgling community. Taking advantage of this new route, local resident Moses Stacy, who had first come to the area in 1835, 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. Stacy's tavern, which Moses enlarged shortly after it was completed, also served as the residence for the Stacy family. Soon after the establishment of the tavern, Five Corners became known as Stacy's Corners.

While Stacy's Corners thrived, the area south of this settlement was also being slowly settled. Among the largest landholders in the area that includes a section of the Turner-Duane survey area was Dr. Lewey Quitterfield Newton. Newton, a physician who came to Milton Township from Vermont in 1841, acquired a large swath of land in the west end of what is now Glen Ellyn. Illinois Public Domain Land Tract Sales records show Newton purchasing 160 acres of

land in the southwest quarter of Section 11 for \$200.00 in July of 1842. This parcel included the area now bounded by the railroad, Main Street, Park Boulevard, and Hillside Avenue in the survey area. Two years later, Newton purchased an additional 80 acres from the Northeast 1/4 and Southeast 1/4 of Section 10, creating a single 240-acre parcel that stretched from what is now Hillside Avenue north past Linden Avenue. Newton built his residence (no longer standing) at the northwest corner of Pennsylvania Avenue and Main Street.

Other early landowners in the Turner-Duane survey area include William J. Johnson, a native of Maine who purchased 120 acres along Hill Avenue west of Park Boulevard (then known as Gardner Bridge Road); David Capron and Eldridge Hall, whose holdings lay east of Johnson's to Bryant Avenue; William Churchill, whose holdings included the land currently bounded by Park, Bryant, the railroad, and Hillside; and Thomas McGrath, whose 1843 purchase of the Northwest 1/4 of Section 12 contained most of the survey area north of Hill Avenue and west of Bryant Avenue.<sup>3</sup>

## THE COMING OF THE RAILROAD AND THE MAKING OF DANBY

Although it seemed logical that the Galena and Chicago Union Railroad (later known as the Chicago and Northwestern) should come through the thriving Stacy's Corners, Lewey Newton had other ideas. The charter for the railroad was granted in 1836 but construction did not begin until 1848, with the first section of track between Chicago to the Des Plaines River opening that year. When the president and chief engineer of the company began looking for land to purchase for right-of-way west of the river later that year, Newton convinced them to plan the right-of-way through his farm—approximately one mile south of Stacy's Corners. When the railroad opened through the area, with the nearest station in Wheaton, Newton convinced the company to stop on his land if he provided a depot at his own expense. The company agreed, and later that year the first train stopped at Newton Station.<sup>4</sup>

With the location of the railroad fixed, the center of business activity for the community shifted down Main Street to the present location of the Central Business District. Seeing the commercial potential of the area around the station, new stationmaster David Kelley built the Mansion House Hotel (no longer extant) across the street from the station along Crescent Boulevard. In 1851, a few years after the station was constructed, Kelley renamed the station Danby, after his birthplace in Vermont. In 1855, the town of Danby was platted and recorded by Lewey Newton. The original plat contained 13 blocks lying on either side of the railroad, including four blocks between the railroad, Hillside Avenue, Main Street, and Park Boulevard (then called Joliet Street) in the Turner-Duane survey area.<sup>5</sup> 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.

Throughout the 1850s, small businesses opened in Danby, including a general store, a shoemaker, a blacksmith, and several saloons. William H. Wagner, who arrived from Pennsylvania in 1852, built a blacksmith shop and residence along what is now Pennsylvania Avenue. His brother Matthias followed the next year, building his own house and carriage shop adjacent to William's property. Two hotels were also erected in Danby during this time. The Mansion House and the Danby House were located across from each other on opposite corners of the in-

tersection of Main and Delavan (now Crescent Boulevard). The hotels attracted travelers riding the Galena and Chicago line, and helped to cement Danby's position as one of the burgeoning communities in the county. By 1856, Danby's population had grown to between 300 and 400 people.<sup>6</sup> 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 Du Page County seat in 1867.

The Turner-Duane survey area saw a number of new residences built in the period after the railroad shifted development south of Stacy's Corners. Harris W. Phillips, a native of Brandon, Vermont, came to Danby in 1864 and purchased large parcels of land in the



**John D. Smith House (1865)**  
861 Hill Avenue

area, including part of the northwest quarter of Section 14 that had originally belonged to William Johnson. Phillips opened a store in Danby, and constructed a house for his family on Park Boulevard. The house was razed in the 1950s to make way for two mid-rise multi-residential buildings. The house of Jonathan P. Yalding, originally built across the street from the Phillips house, was moved to 594 Hillside Avenue in the mid-1920s to make way for the village's first apartment building.<sup>7</sup> It was also demolished, in 2001. The earliest known house remaining in the survey area is the John D. Smith House, at 861 Hill Avenue. Built around 1865, the house sits at the eastern edge of the survey area; although it has been altered over the years, it still retains some of its historic integrity.



**Duane Street School (1853)**

In 1853, the town of Danby built its first school along the south side of Duane Street between Main Street and Forest Avenue (then called Lisle Street). The building was replaced with a new building in 1892. The school building currently occupying the site, built in 1929, is now used as the Village Hall. Henry Benjamin, the first teacher at the new school, built his frame L-Form residence just across the street from the school at the northeast corner of Main and Duane Streets in 1856. The house was moved west in the early 1920s to make way for commercial construction.<sup>8</sup>

## PROSPECT PARK IN THE 1870s

In 1874, the residents of Danby changed the name of the railroad station to Prospect Park, and



Map of Prospect Park, 1874

farmers slowly began to subdivide their acreage. The 1874 *Atlas and History of Du Page County*, which includes separate maps of both Prospect Park and Stacy's Corners, shows only two subdivisions outside of the original Town of Danby plat, both located to the west of the Turner-Duane survey area. The earliest, called "Glenwood" (shown as "Elmwood" on the 1874 Atlas), was created by Charles Phillips in 1873. The second, listed as "H. W. Phillip's Prospect Park Subdivision" on the 1874 map, was platted around the same time but not filed until 1884. Both subdivisions, with up to 60 lots crowded into a single block, seemed to predict dense residential development for the area.<sup>9</sup>

Despite the optimistic platting of these new subdivisions, actual building in the Turner-Duane survey area and the rest of the land in Prospect Park south of the railroad remained sporadic. The area around Prospect Park was still considered more attractive for its farm land, although the number of

businesses around the railroad depot had been steadily increasing through the past decade. Among the houses constructed in the Turner-Duane survey area during this period was the Jabez S. Dodge House. Dodge first came to Milton Township in the 1830s with his father William, and settled with his family in what became the southeast corner of the Prospect Park. In 1873, he built a home on Main Street just south of Hillside Avenue. It was moved to Forest Avenue in the early 20th century, and was torn down to make way for a parking lot for the Methodist Church.<sup>10</sup> North of the railroad, development was mainly concentrated along Main Street. This northward development would eventually help to unite Prospect Park with Stacy's Corners.

## PROSPECT PARK TO GLEN ELLYN

The 1880s saw several major changes to what is now Glen Ellyn. On July 1, 1882, the Village of Prospect Park was incorporated. Joseph McChesney was named as the first village president, and Board members included William H. Wagner, William C. Newton (son of Lewey Q. Newton), and P. G. Hubbard. The village board set about to implement several improvements, including the laying of gravel along some of the major streets.<sup>11</sup> In 1885, Thomas E. Hill, a professor and former two-term mayor of Aurora, settled in the village, and quickly established himself as an influential member of the community. Hill built a sprawling estate for his family along the southern edge of the Turner-Duane survey area called "Wildairs," with orchards, vineyards, and a small lake created from a spring.

In 1889, Thomas Hill devised a plan to create a 50-acre lake on the 600 acres of land in the northwest corner of the village, 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 (subsequently known as Lake Glen 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, and Prospect Park transformed from a sleepy village into a destination for vacationers from Chicago and the surrounding towns. To cement its associations with Hill's new resort,



Orrin D. Dodge House (1891)

the residents of the village voted in September of 1891 to change its name to Glen Ellyn, after the lake that was the centerpiece of the new development.<sup>12</sup>

**GLEN ELLYN.**  
The Gem of Chicago's Suburbs.

*Excursions Every Wednesday and Saturday.  
Call at Office for Tickets for Noon Train.*

**CRESCENT & THAIN'S ADDITIONS**

Are located from 2 to 12 minutes' walk from the present depot and from 1 to 10 minutes' walk from Lake Glen Ellyn and from 3 to 10 minutes' walk from the Springs—the finest in the world.

These Additions are beautifully wooded with hard and soft maples, walnut, oak, hickory, and others.

The soil is black, sandy loam on a gravelly subsoil.

The Mineral Springs are the equal of any in the United States.

This Suburb is destined to become the fashionable Summer and Health Resort of Chicago.

I will take great pleasure in showing any one who wishes to buy (or one whom he may select) this property free of charge, and I can guarantee that no other property around Chicago can equal the above in natural beauty and healthfulness, and I can assure you beyond the possibility of a doubt that these lots as an investment will bring fancy prices in a very short time.

Taking the size of these lots and the surroundings into consideration, this property is the cheapest and by far the most desirable suburban property in the market—will not except any. In on the Galena Division of the Chicago and N. W. R. R. 41 minutes from the city.

**DR. A. LEONARD LUNDGREN,**  
SOLE AGENT,  
134 and 136 Washington st., CHAMBER OF COMMERCE,  
Main Floor.

1891 Advertisement for Thain's Addition, *The Inter Ocean*

Carleton avenues. Lots within the plat were relatively uniform, most measuring 87.5 feet by 170 feet. Street names were lyrical and rather lofty, with north-south streets named after poets.

The location of Lake Ellyn and the Glen Ellyn Hotel helped to spur development in the north of the village. In 1890, much of the land immediately surrounding Main Street north of Cottage Avenue was subdivided into Glen Ellyn's Addition to Prospect Park, where many picturesque houses were built within Glen Ellyn's Addition in the last years of the 19th century. In contrast, development south, where the Turner-Duane survey area is located, remained slow. Among the small number of new houses built in the survey area in the 1890s was one owned by Orrin D. Dodge. Dodge was the son of Jabez S. Dodge. His handsome Queen Anne residence was originally constructed on Main street, but was moved to Hillside Avenue when the street opened to commercial development in the 1920s.

In 1890, Thain's Addition, the Turner-Duane survey area's first subdivision (excluding those lots included within the original Town of Danby plat) opened at the eastern edge of the Village. It's likely that the owner anticipated that the opening of the Hotel Glen Ellyn and the springs north of the railroad would spur development eastward. The subdivision consisted of 13 blocks north of Hill Avenue between Whittier and

An advertisement for the suburb in the May 9, 1891 edition of the *Inter Ocean* details the natural beauty of the subdivisions, and claims that Glen Ellyn is “destined to become the fashionable Summer and Health Resort of Chicago.”<sup>13</sup> Despite these advertisements, all but a handful of lots within the subdivision would remain unimproved until the 1920s.

The Glen Ellyn Cross Country Club took advantage of the undeveloped land within the Turner-Duane survey area in the mid-1890s, relocating from the A. E. G. Goodridge House on Main Street to the former farmhouse of Noah Mason Dodge along the south side of Hill Avenue. The house was expanded and remodeled, with verandas and rooms added. Much of the club’s grounds had originally been part of Thomas Hill’s estate Wildairs, and included orchards, tennis lawns, and croquet and polo grounds.<sup>14</sup>

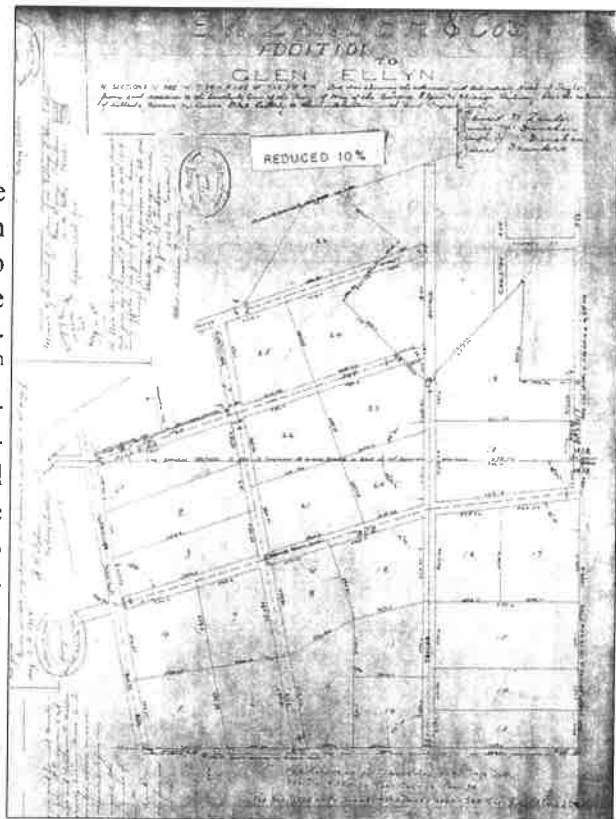


Glen Ellyn Cross Country Club

## EARLY 20th-CENTURY DEVELOPMENT

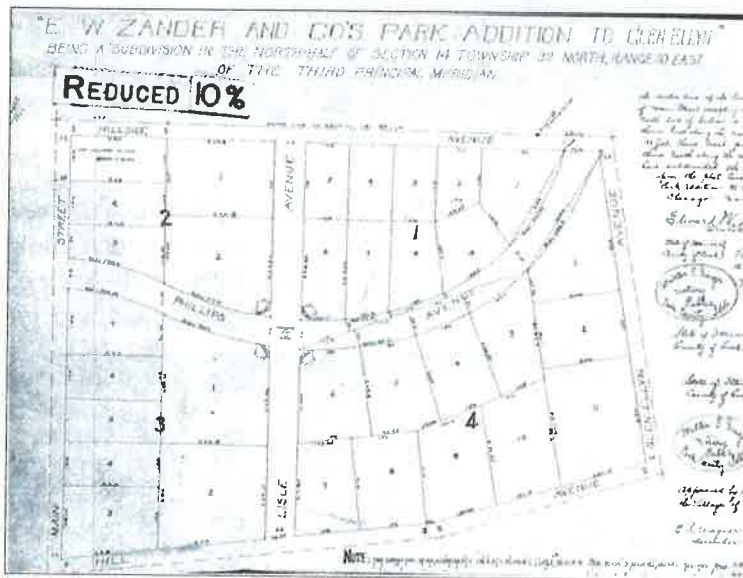
Glen Ellyn’s era as a resort destination came to an end in 1906, when the grand Glen Ellyn Hotel was struck by lightning and burned to the ground. By that time, however, the village had begun to transition into a suburban community. During the first decades of the 20<sup>th</sup> century, Glen Ellyn added public improvements by paving roads, pouring concrete sidewalks, and running gas, electric, water, and telephone pipes and wires. Electric rail service provided by the Aurora, Elgin, and Chicago Railroad opened in 1901 with a direct connection to Chicago’s Metropolitan West Side Railroad and the downtown Loop. New commercial structures built in Glen Ellyn’s business district were substantial masonry construction.

Nearly two decades after the Thain Subdivision, residential developers finally began to



E. W. Zander & Co.’s Addition to Glen Ellyn (1904)

consider subdividing the area south of the railroad and east of Main Street. Between 1904 and 1918, nine subdivisions were platted in the undeveloped areas within the Turner-Duane survey area. Among the largest were the two created by Chicago real estate developer Edward W. Zander. Born in Berlin, Zander came with his family to Chicago as a young child. He began in the real estate business in 1879, and by 1885 had formed E. W. Zander & Co. After operating mainly in the Ravenswood neighborhood of Chicago for 15 years, Zander formed a partnership with E. Orris Hart, with an eye to developing more far-flung suburbs. In 1904, Zander moved to Glen Ellyn—he purchased over 500 acres of land in the southeast section of Glen Ellyn and began subdividing his holdings immediately. E. W. Zander & Co.'s Addition to Glen Ellyn, located roughly between the railroad, Bryant Avenue, Highview Avenue and Park Boulevard, was Zander's first subdivision in the village, platted in 1904. Unlike the 19th century subdivisions created south of



E. W. Zander & Co.'s Park Addition to Glen Ellyn (1907)

the railroad by Thain and Phillips, Zander's new development was filled with large lots meant to attract wealthy residents—most blocks contain fewer than five lots, ranging from 250 feet of frontage to nearly 500 feet. E. W. Zander & Co.'s Park Addition to Glen Ellyn, platted in 1907, was smaller and less ostentatious than the company's first development. The layout of the subdivision, with Phillips Avenue gently curving through the center of the four blocks, recalled the designs of the picturesque subdivisions popular throughout the country in the late 18th and early 19th centuries.<sup>15</sup>

Unlike the 1890s, when subdivisions sat completely empty for years after they were platted, construction followed these early 20th century subdivisions relatively quickly. Between 1900 and 1920, over 121 buildings were constructed in the Turner-Duane survey area. The pace of building was slower in the first decade of the 20th century, but sped up considerably in the 1910s. Houses built during this period include late iterations of the Queen Anne Style, as well



610 Duane Street (c. 1910)



561 Hillside Avenue (1905)



639 Hillside Avenue (1912)

as American Foursquares, early Bungalows, and Prairie and Craftsman-style houses. By the early 1910s, smaller re-subdivisions within Zander's initial developments created more reasonably-signed lots for a wider range of homeowners, and the last undeveloped land at the very eastern edge of the survey area, still held by the descendants of John D. Smith, were finally subdivided. Although still sparsely populated, compared with areas north of the railroad and close to the central business district, the Turner-Duane survey area had, along with the rest of the village, moved past its rural roots to emerge as a true suburb.

## THE BUILDING BOOM OF THE 1920s TRANSFORMS THE TURNER-DUANE SURVEY AREA

The 1920s were a time of explosive growth in communities throughout the country, and Glen Ellyn was no exception.



373 Forest Avenue (1924)



550 Hill Avenue (1920)



Thomas Grigg House (1921)

Between 1920 and 1928, the population of Glen Ellyn more than doubled, from 3,890 to 8,000. New subdivisions began popping up in previously untouched areas at the edges of the village, and housing construction accelerated. In an attempt to control this explosive new growth, Glen Ellyn's Village Board passed its first zoning ordinance in 1923, and Village President James Slawson appointed the village's first Plan Commission two years later. The building boom of the 1920s transformed the Turner-Duane survey area from clusters of houses around main thoroughfares interspersed with rows of vacant lots, to a more mature residential area. Between 1920 and 1929, 197 houses accounting for nearly 1/4 of the current housing stock were constructed in the area.<sup>16</sup> In keeping with the past residential character of the neighborhood, most of these houses were simple bungalows or modest examples of the classically-inspired revival styles that were so popular in suburban communities around the country during this time.

In addition to residential growth, the 1920s were a time of fast-paced commercial development in the central business district. Under the influence of the newly-established Glen Ellyn Plan Commission, many of the new or remodeled buildings in the village's central business district on both sides of the railroad were designed in the Tudor Revival style, creating a visually cohesive center to the village.

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



Main Street, looking northeast of Hillside Avenue, 1920s

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 20<sup>th</sup> 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.<sup>17</sup>

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 20<sup>th</sup> 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. The building displaced the Henry Benjamin House, which was moved west along Duane Street to make way for the new building. Other business owners and builders saw the writing on the wall, and pushed village officials to change the zoning for Main Street south of the railroad. On July 14, 1925, the Village Board, on recommendations from the Zoning Board of Appeals, voted to re-classify most of the land facing Main Street between Duane Street and Hillside Avenue as a Local Business area. Development immediately took off on the block—between 1925 and 1929, nearly all of the re-zoned area, including most of the east side of Main Street between Hillside and Duane, and lots clustered around the southwest corner of Duane and Main Street, was built up with new commercial blocks, most of which still stand.<sup>18</sup>

The 1920s also saw the arrival of denser residential development near the village's commercial core. Among the first multi-residential structures built in the village were the Tudor Revival-style



530-532 Hillside Avenue (1929)

Duane Manor Apartments at the south-west corner of Duane Street and Park Boulevard. Begun in 1926, the buildings replaced a mid-19th-century farm house owned by J. P. Yalding. A second apartment building, among the most handsome Tudor designs in the village's central business district, was constructed a few years later on the north side of Hillside Avenue just east of Main Street.

Perhaps the most important building constructed in the Turner-Duane survey area in this decade was the new Glen Ellyn Junior High School. Designed by Norman Brydges and completed in 1929, the school was the latest educational structure in a long line stretching back to the first Duane Street School in 1853. The massive Neo-Classical structure, which was converted into the Village Civic Center in 1972, remains as a prominent visual landmark in the Village.



Glen Ellyn Junior High School (1929)  
535 Duane Street

## MID-20TH-CENTURY DEVELOPMENT IN THE TURNER-DUANE AREA

Growth slowed considerably in the Turner-Duane survey area and throughout Glen Ellyn in the 1930s and 1940s, due to the crippling economic effects of the Great Depression and the subsequent restrictions on building during World War II. One last major residential building project marked the beginning of this fallow building period—the remodeling of the former Glen Ellyn Cross Country Club at 583 Hill Avenue. The building had been purchased by Chicago jeweler J. K. Marshall, and renovations began in 1930 to transform the property into a sprawling Spanish Revival-style estate. The project was beset by labor troubles—after supplanting union laborers with non-organized labor, Marshall's newly-finished home was damaged by a bomb.<sup>19</sup> Despite these early troubles, the house still stands today.



Bremer Court (1955)

What followed the lull of the 1930s and 40s was a post-World War II building boom that matched the impressive growth of the 1920s. Over 230 residences were built during the 1950s and 1960s in the Turner-Duane survey area, accounting for

just under 30% of the housing stock. Most of these new residences were constructed in the

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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eastern edges of the survey area, where unimproved lots were still readily available. The unassuming, nearly-identical ranches and split levels, especially concentrated at the eastern edges of Duane, Hillside, and Hill Avenues, and along Whittier Avenue, are indicative of the kinds speculative developments built quickly to meet the ever-rising demand for housing in the decades after the war.

An small, interesting pocket of post-World War II development in the Turner-Duane survey area can be found tucked away behind the west side of Montclair Avenue between Hill and Hillside Avenues. Bremer Court, a four-lot subdivision created by owner E. C. Bremer in 1955, contains four archetypal Ranch houses surrounding a circular street with a large center parkway. The Ranch houses range from traditional, Colonial-inspired designs to starkly modern, architect-designed homes.

By the early 1970s, the Turner-Duane survey area had reached residential maturity, with most of its lots improved. As with most other areas within the historic center of the village, the survey area did see an uptick in new construction beginning in the 1990s and increasing into the first decade of the 21st century. Almost all of these new buildings were “teardowns” built on lots that had been occupied by an older home. Although the rise of teardowns was curbed during the economic recession of the late 2000s, recent building activity within the survey area indicates that teardowns are again on the rise in the village.

## ARCHITECTURE OF THE TURNER-DUANE SURVEY AREA

The Turner-Duane survey area is an excellent representation of the overall arc of Glen Ellyn's development as a village. The area contains a small handful of 19th-century structures, but it is, on the whole, a 20th-century neighborhood, with houses ranging from the early 1900s (when many of its first subdivisions were platted) to the present day. This 20th-century nature is due mainly to the location of the survey area. Although commercial and residential development moved south from the Stacey's Corners after the establishment of the Galena and Chicago Union Railroad in the late 1840s, the land east of Main Street and south of the railroad remained sparsely developed through the 19th century. The majority of the subdivisions in the survey area date from after 1900, and most of the areas that were subdivided earlier remained almost completely unimproved until the early 20th century. A substantial percentage of the houses were built during the building booms of the 1920s and 1950s, and reflect the Village's rapid residential expansion during those periods. Although mainly residential, the Turner-Duane survey area does contain a small pocket of commercial structures between Main Street, Hillside Avenue, Park Boulevard, and Duane Street. Most of these commercial structures also date from the 1920s or the post-World-War II era.

| Survey Areas                                     | Total Structures | C            | NC           | PS          | S           | Built in or after 1990 |
|--------------------------------------------------|------------------|--------------|--------------|-------------|-------------|------------------------|
| <b>Glen Ellyn Combined Survey Areas (2006-7)</b> | 898              | 394<br>(44%) | 427<br>(48%) | 30<br>(3%)  | 47<br>(5%)  | 123<br>(14%)           |
| <b>North-Central Survey Area (2008-9)</b>        | 826              | 388<br>(47%) | 256<br>(31%) | 91<br>(11%) | 91<br>(11%) | 141<br>(17%)           |
| <b>Linden-Hill Survey Area (2009-10)</b>         | 826              | 488<br>(59%) | 253<br>(31%) | 31<br>(4%)  | 54<br>(6%)  | 112<br>(13%)           |
| <b>Turner-Duane Survey Area (2014)</b>           | 852              | 433<br>(51%) | 328<br>(39%) | 28<br>(3%)  | 63<br>(7%)  | 155<br>(18%)           |

When compared to the past surveys completed between 2006 and 2010, the Turner-Duane Survey is comparable with the Linden-Hill Survey area in number of significant- and potentially significant-rated resources, which accounts for approximately 10% of the total building stock. The number of non-contributing resources in the Turner-Duane survey area, however, is substantially higher than in the Linden-Hill and North-Central survey areas, and is surpassed only by the Glen Ellyn Combined survey areas. In addition, the Turner-Duane survey area also contains more recent construction (defined as structures built after 1990) than any of the previous surveys. These new houses account for just under half of the non-contributing-rated resources in the survey area—the rest are made up mainly of historic structures (built before 1965) that have undergone extensive renovations. This higher percentage of new construction can likely be explained by the fact that nearly four years have passed since the last survey in Glen Ellyn was completed, and seven years since the initial survey was finished in 2007. These other survey areas have likely also seen more teardowns in the years since the initial field work was con-

ducted.

## DOMESTIC ARCHITECTURE IN THE TURNER-DUANE SURVEY AREA

The survey area contains a total of 852 principal structures, of which 824 are residential. Of these residential buildings, 809 were historically single-family and 14 were historically multi-family residential. The single-family residential structures that have been surveyed can be placed into the following groups: high-style architecture, 19th-century vernacular types, and 20th-century popular house types.

High-style architecture includes buildings that are architect-designed or, if no professional architect was involved, display a conscious attempt to incorporate common architectural characteristics in fashion during the time they were built. These categories are based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be identified in a building.

Some architectural high styles are based on historic precedents. These may include buildings from the 19<sup>th</sup> century that were loosely based on styles from the past, such as Italianate, Greek Revival, and Queen Anne. It also includes the more literal historic revival styles that prevailed during the 1910s and 1920s, such as Colonial Revival, Tudor Revival, and others. Finally, it includes homes built during the last 30 years, from the 1970s through the present, which are mostly conscious interpretations of historic styles. They are sometimes referred to as Neo-Traditional because of a more literal use of historic inspired elements.

Some high-style buildings erected during the 20<sup>th</sup> century represent architectural styles that generally make no reference to prior historic styles. Rather, they look to practical massing based on the function of the building, use of modern materials, and little, if any, ornament. The earliest of these is the Prairie style that Frank Lloyd Wright initiated in the early 1900s. Others date from the modern period, generally after 1930, and include Art Deco, International Style, and Contemporary styles.

Approximately 25% (200) of the single-family residences in the Turner-Duane survey area are historic high-style buildings from the late 19<sup>th</sup>- to mid 20<sup>th</sup>-century. The Colonial Revival style is the most represented high style, with 63 examples. There are also 31 examples of the closely-related Dutch Colonial Revival style, and 22 of the simpler Cape Cod style. The Tudor Revival style, which usually rivaled Colonial Revival in popularity in most Midwest towns, is also well-represented, with 30 examples in the survey area. Of those styles not based on historic precedent, the Craftsman style and related Craftsman Bungalow are most popular, with 33 combined examples. Other historic 20th-century high styles in the survey area include Prairie (seven examples), Neo-Classical (two examples), Renaissance Revival (one example), Spanish Revival (one example) and Late Prairie (one example). Nineteenth-century high styles are much less common within the survey area—there are only three examples of the Queen Anne style and three examples of the related Queen Anne-Free Classic style. A substantial number of high-style residences in the survey area are non-historic, with Neo-Traditional alone representing over nearly one-quarter (199) of the total single-family housing stock. Some 20th-century high styles can encompass both historic (older than 50 years) and non-historic (younger than 50

years) examples. Of the eight Contemporary houses in the survey area, four are historic and four are non-historic. Sixteen of the 33 Neo-Colonial residences are also historic, with the remaining 17 considered non-historic.

Vernacular and popular house types are generally non-stylistic and include 19<sup>th</sup>-century vernacular house types whose design depends on a builder's experience and knowledge, as well as later 20<sup>th</sup>-century popular house types that were typically constructed according to widely available published plans. In this survey, those buildings not defined as high style are considered either vernacular or popular in type. Nineteenth-century vernacular buildings were usually built by an owner or builder who relied on simple, practical techniques and locally available materials for overall design and floor layout. Availability and locale determined the types of structural systems, materials, and millwork found in vernacular buildings. Because of this, vernacular buildings are most easily classified by their general shape, roof style, or floor plan. Occasionally, ornament characteristic of a high style such as Italianate or Queen Anne is applied to the facade.

Very few (22 or just under three percent) of the single-family residences in the Turner-Duane survey area can be classified as 19<sup>th</sup>-century vernacular types, and most of these were built the early years of the 20<sup>th</sup> century. The largest number of these is the Gable Front, with 14 examples. There are four examples of the I-House, a ubiquitous Midwestern 19<sup>th</sup>-century vernacular type. Single examples of the Gable Front Cottage, L-Form, Side Gable, and Side Gable Cottage types are also found within the survey area.

Beginning in the early 20<sup>th</sup> century, plans for popular house types were widely published and made available in books and catalogues. The earliest of these 20<sup>th</sup>-century popular house types was the American Foursquare, which some architectural historians suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and a hipped roof, was particularly popular between 1900 and 1920. Bungalows of various sorts were another type built throughout the country until 1930. After 1930, during the modern period, popular house types included the Ranch, Raised Ranch, and Minimal Traditional. The Split Level began to be built in the early 1950s through 1960s.

Just over 40% (325) of the single family residences within the Turner-Duane survey area are 20<sup>th</sup>-century popular types. Of these, 306 are historic examples. The ubiquitous Bungalow is the most-represented not only of the 20<sup>th</sup>-century popular types, but also of any historic architectural style or type, with 120 examples. There are also 89 examples of the Ranch type, which was to the post-WWII era what the Bungalow was to the 1920s. The sheer numbers of these two types should come as no surprise, considering that 44% (359) of the houses in the survey area were constructed during either the 1920s or the 1950s. The Split-Level is also one of the most prevalent architectural style within the survey area, with 51 examples. Minimal Traditional and American Foursquare are also well-represented, with 23 and 25 examples, respectively.

The following sections describe the high-style architecture from the 19<sup>th</sup> and 20<sup>th</sup> centuries, 19<sup>th</sup>-century vernacular house types, and 20<sup>th</sup>-century popular house types. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant.

In some cases it was not possible to illustrate all the significant-ranked buildings in a particular style. In a few other cases, a building with less architectural integrity was illustrated because it was the only surviving example of a particular style or type.

## MID- TO LATE-19TH CENTURY HIGH STYLE ARCHITECTURE

As with the Linden-Hill survey area to the west, the Turner-Duane survey area does not contain the same large number of examples of 19th-century high-style architecture, which is generally concentrated north of the railroad. Of the six examples of 19th century high-style architecture in the survey area, only one example was rated significant.

### QUEEN ANNE

The Queen Anne style is one of several styles popular in America from about 1880 to 1910. It was championed by Richard Norman Shaw and other 19<sup>th</sup>-century English architects and has roots in styles prevalent during the Elizabethan and Jacobean eras in England. Queen Anne architecture is characterized by asymmetry and irregularity in its overall shape, facade, and roof. Queen Anne houses often exhibit gables, dormers, towers, and wings, as well as partial, full-width, or wraparound porches. A variety of materials and patterns are used to break up the surface of the walls of Queen Anne houses, creating further visual interest. The early examples of the style feature turned porch columns and balustrades and spindle work along the roofline and porch roof, while those after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free-Classic Queen Anne-style houses.

There are three examples of the Queen Anne style in the survey area, dating from the mid-1890s to 1906. Of these, one—the Orrin O. Dodge House at 542 Hillside Avenue—was rated significant. Built in 1891, the house is an interesting transitional example between the elaborate, picturesque Queen Anne houses and the more restrained Free-Classic variants. The nested front gables and squat 2nd-story polygonal tower complicate the roofline, and the protruding square oriel bay along the west elevation breaks up the side elevation. The variation of wood clapboards and patterned wood shingles helps to enliven the exterior skin of the building, and is characteristic of earlier Queen Anne examples. However, the triangular pediment above the porch entry, and the simple, rounded porch columns and balusters are classically inspired, and recall details seen on the Queen Anne-Free Classic houses of the late 1890s through the turn of the 20th century. The Dodge House a designated local landmark, and has also received a plaque from the Glen Ellyn Historical Society.



Orrin O. Dodge House (1891)  
542 Hillside Avenue

There are three Free-Classic variants of the Queen Anne style in the Turner-Duane survey area.

None was rated significant or potentially significant.

### 19th-CENTURY VERNACULAR HOUSE TYPES

The small number of 19th-century residences in the Turner-Duane survey area are not high-style examples like those in the North-Central survey from 2008-2009, but are more modest vernacular types. Just over under three percent (22) of the single-family houses in the survey area have been classified as 19<sup>th</sup>-century vernacular types. Over half of these (14) are Gable Front houses, and an additional four are I-Houses.

Because 19<sup>th</sup>-century vernacular types are generally simple in plan and were originally built with little stylistic ornamentation, they are frequently underappreciated. Changes over the years tend to obscure their original character. Determining significance in a vernacular structure is usually based on integrity, that is, the presence of its original, historic configuration and materials, with few alterations. Because most of the examples have been altered over the years, only two of the 19<sup>th</sup>-century vernacular type houses in the survey have sufficient integrity to be rated locally significant.

### GABLE FRONT HOUSES AND COTTAGES

The Gable Front vernacular type, which includes the more diminutive Gable Front Cottage, dates from the 19<sup>th</sup> through the early 20<sup>th</sup> century, and is the most common type in the survey area, with 14 examples. Most of these examples date from the early 20th century. A Gable Front house or cottage is characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front the gable end faces the street and is the front of the house. It is often a working-class house, usually frame, with a rectangular plan, minimal projections on the front facade, and



**Amos Churchill House**  
498 Taylor Avenue

the front entry on the open end of the gable. Often the porch extends the full width of the front of the house. Sometimes Gable Front houses display trim details in the architectural styles that were in favor at the time.

A typical 19th-century example of the Gable Front type is the house built by Amos Churchill at 498 Taylor Avenue. Born in Glen Ellyn in 1842 to one of the early families to first settle in Babcock's Grove, Churchill was a prolific builder who constructed between 25 and 30 homes in the village during his career. He also owned a lumber mill in town with Louis Newton. Churchill was an active member of the community—elected Village Board President in 1895, he used his tenure to convince the Northwestern Railroad to construct a new station in

the village.<sup>20</sup> The house at 498 Taylor Street, built by Churchill in 1909, features a prominent

Palladian window under its front gable and a hipped-roof porch supported by classical columns. The two shallow, square window bays along the south elevation are also original to the house. In 2007, the house received a plaque from the Glen Ellyn Historical Society.

## SIDE GABLE HOUSES AND COTTAGES

The Side Gable, also popular from the mid 19th century to the early 20th century, is represented in the Turner-Duane survey area by a single, significant-rated example. The Side Gable house is very similar to the Gable Front house, the only difference being that the Side Gable has the gable roof ends at the sides of the structure rather than at the front as in a Gable Front. As with Gable Front, most Side Gable houses exhibit little ornamentation and are usually frame. The house at 701 Hill Avenue, built around 1900, is a pristine and charming example of the 1-story cottage variant of the Side Gable vernacular type. The simple massing and roofline that are characteristic of the type are enlivened by subtle ornamentation, including classical window and door lintels, wood shingle siding, and boxed, slightly flared cornices on the main roof and the roof of the shed roof front dormer.



701 Hill Avenue (1900)

## HISTORIC 20TH-CENTURY HIGH STYLES

The Turner-Duane survey area contains 193 historic 20th-century high-style buildings dating from the early 1900s to 1964. These houses represent approximately 24% of the single-family housing stock and account for the vast majority of high style architecture in the survey area. Most of the 20th-century high style homes in the survey area (152 or 79%) are historic revival styles built in the 1910s, 20s, and 30s. Colonial Revival and the closely-related Dutch Colonial Revival styles were most popular, with 63 and 31 examples, respectively. Another classically-inspired style, the Cape Cod, is also well-represented, with 22 examples. Of the non-classical historic revival styles, the Tudor Revival is best represented, with 30 examples. A smaller number of these 20th-century high styles represent those architectural styles that did not look to historical precedent, including the Craftsman Style (19 examples), the related Craftsman Bungalow type (14 examples), and the Prairie Style (eight examples). Non-historic high styles include the Neo-Traditional style, with 199 examples. Some 20th-century high styles, like Contemporary and Neo-Colonial, contain both historic and non-historic examples.

## EARLY 20<sup>TH</sup>-CENTURY HIGH STYLES BREAK WITH HISTORIC PRECEDENT

As in many cities and towns across the county, development in the Turner-Duane survey area in the first decades of the 20<sup>th</sup> century followed design trends that broke with historic precedent. The simpler Prairie School and Craftsman styles were remarkable departures from the picturesque styles of the late 19<sup>th</sup> century. In these styles, the pure expression of materials, without unnecessary ornamentation, was the dominant design feature.

### Craftsman

The best-represented style in the survey area from the early 20<sup>th</sup> century not based on historic precedent is the Craftsman style. Often exhibiting low-pitched roofs with deep overhanging eaves, Craftsman homes have exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double-hung sash with three panes in the upper sash and one in the lower. Although they were built into the 1920s, Craftsman style houses were particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his influential magazine, *The Craftsman*.



642 Duane Street (1916)

There are 19 examples of the Craftsman style in the survey area, of which three—642 Duane Street, 346 Montclair Avenue, and 429 Taylor Avenue—were rated architecturally significant.

Built in 1916, the house at 642 Duane Street is the earliest of the three significant-rated Craftsman examples. The house features a broad, pent gable roof and square massing. The main entrance to the house is located at the west end of the front façade, and is protected by a hipped roof canopy supported by oversized L-brackets. The canopy is connected to a larger sun-porch that stretches across the front façade. The wood shingles covering the exterior, as well as the 3/1 wood

windows, are characteristic of the Craftsman style.

The houses at 346 Montclair Avenue and 429 Taylor Avenue are examples of the massing and symmetry seen in the popular Colonial Revival style combined with Craftsman detailing. Both houses feature rectangular forms, side gable roofs, and balanced fenestration on the front facades, all characteristic of early 20th-century Colonial Revival homes. However, the deep overhangs along the eaves and rake of the roofs, supported by prominent corner L-brackets, the flanged entry canopies, and the uncluttered exteriors are all indicative of the Craftsman style.



429 Taylor Avenue (1920)



346 Montclair Avenue (c. 1925)

Elements of the Craftsman style are so frequently combined with the popular Bungalow form that there is a separate classification for these houses called "Craftsman Bungalow." Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most popular house styles during the teens and twenties. Craftsman Bungalows by definition have more high-style features and can be quite remarkable architecturally, despite their often modest size. There are 14 Craftsman Bungalows in the survey area, six of

which have been rated architecturally significant.

Perhaps the finest Craftsman Bungalow in the Turner-Duane survey area is at 342 Montclair Avenue. Built in 1917, the house is an archetypal example of form. The low, sweeping side gable roofline encompasses an inset, full-front porch supported by squat, square columns that extend out very slightly past the porch frieze. While the north end of the porch is open, the south end is enclosed for use as a sun porch. An oversized front gable dormer echoes the main roofline. Exposed rafter tails and oversized L brackets under the eaves and rake, wood shingle cladding, and multi-light windows with historic wood storms are all notable and characteristic details of this outstanding Craftsman Bungalow.



342 Montclair Avenue (1917)



525 Carleton Avenue (1911)

Another handsome example of the style can be found at 525 Carleton Avenue. The front sun porch dominates the front façade of this 1911 Craftsman Bungalow. The porch's square corner columns are supported by wide, battered, rubble stone piers. This rubble stone is also used on the end chimney along the north elevation.

The house at 537 Phillips Avenue, built in 1915, exhibits perfectly the exaggerated emphasis on horizontality that is the hallmark of the Craftsman Bungalow. The already-



650 Spalding Avenue (1915)

low pitch of the house's side-gable roof is further emphasized as the front slope flattens further to accommodate the inset front porch.

The exposed rafter tails along the eaves of the main roof and the roof of the front gable dormer visually lengthen the already-deep overhangs. The house has a high degree of integrity, and retains its historic porch columns, wood cladding, and most of its original wood windows.

A slightly more modest but well-preserved example of the style in 650 Spalding Avenue. Built around 1915, the house is wrapped in wide wood boards that help to give it a slightly rustic appearance. The shallow front gable roof, with its overhangs and projecting beams, is echoed in the offset corner entry porch.

### Prairie

The Prairie style of architecture is frequently regarded as America's first indigenous residential architectural style because it takes its inspiration from the horizontality of the Midwest's most characteristic natural feature, the prairie. Although Frank Lloyd Wright is generally credited for the birth of this style, there were many other accomplished practitioners in the Midwest who are considered part of the Prairie School of architecture. Elements of the designs by Prairie School architects influenced builders of more modest means, who created handsome, slightly more pedestrian examples of the style throughout the Midwest. Identifying features of Prairie style architecture include low pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) clustered in horizontal bands, and brick detailing in geometric patterns. Prairie Style buildings generally have a solid, massive quality, as if rooted to the earth.

There are eight examples of the Prairie style in the Turner-Duane survey area. Of these, four—561 Hillside Avenue, 704 Hillside Avenue, 553 Hill Avenue, and 435 Park Boulevard—were rated significant. The houses at 639 Hillside Avenue and 610 Duane Street were rated potentially significant.



537 Phillips Avenue (1915)



704 Hillside Avenue (1905)



553 Hill Avenue (1917)

The house at 704 Hillside Avenue is the purest example of the Prairie style in the survey area. The low-pitched hipped roof with deep overhangs, the stucco exterior with horizontal wood stringcourses, the shallow shed-roof dormers, and the art glass windows are all hallmarks of the style. The offset entry surround, with its flanged segmental arch lintel, anchors the western corner of the house. This house may be eligible for individual listing to the National Register of Historic Places.

Another handsome, although slightly unusual example of the style can be found at 553 Hill Avenue. Constructed in 1917, the house features an L-shaped massing and cross-gable roofline, which is not typical of Prairie-style residences. The horizontal stringcourses and stucco exterior are consistent with the style, as is the relative simplicity of the window openings. The most notable feature of the house is the presence of three shallowly projecting, square window bays along the first story, each holding leaded glass casement windows.



435 Park Boulevard (1919)

The house at 435 Park Boulevard is a good example of what is often called the “Prairie Box”—Prairie detailing applied to what is essentially an American Foursquare form. The strong horizontal emphasis comes from the low pitch of the roof and the 2nd story stringcourse, and is further enhanced by the flat rooflines of both the front porch and the porte cochere, which is an historic addition from the 1920s. The house is a solid and well-preserved example of the more modest interpretations of the Prairie style that proliferated throughout the Midwest in the early 20th century.

R. J. Lodeski House (1952)  
577 Phillips Avenue

Although the Prairie style fell from favor in the 1920s, it maintained some influence through the 1950s. Late Prairie has been used to describe these later buildings whose form is low and horizontal. However, unlike modernist styles such as Miesian or International, they incorporate natural materials such as the wood siding and stone that Prairie style architects preferred.

The single example of the Late Prairie style in the Turner-Duane survey area—the R. J.

Lodeski House at 577 Phillips Avenue—is also rated architecturally significant. The house, designed by local architect Francis Allegreti and built in 1952, is a typical example of Late Prairie architecture. The house features a 2-story east section topped with a shallow side gable roof, with a 1-story wing extending from the west elevation. A shallow front porch is recessed along the first story of the 2-story section of the house. The wide wood boards and Lannon stone covering the exterior of the house are typical of the natural materials that are often seen on Late Prairie designs.

## HISTORIC REVIVAL STYLES PEAK IN THE 1920s

Although interest in Prairie, Craftsman, and their variations dominated popular taste through most of the country in the early decades of the 20<sup>th</sup> century, some early examples of historic styles were often built in the 1900s and 1910s. But it was in the 1920s, a boom time for construction throughout the country, that architectural favor turned in full force to historic revival styles. These were influenced by classical, European, and other models in a trend that continued into the 1940s.

### **Classical Themes: Colonial Revival, Dutch Colonial Revival, Cape Cod, and Neo-Classical**

#### *Colonial Revival*

The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia. It became the most popular historic revival style throughout the country between World Wars I and II, as the country enjoyed a resurgence of patriotism. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18<sup>th</sup>-century homes. Most of these buildings are symmetrical and rectangular in plan. Detailing is derived from classical sources, partly due to the influence of the classicism that dominated the 1893 World's Columbian Exposition. Many front facades have classical, temple-like entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

The Colonial Revival style was the most popular of the 1920s revival styles in the Midwest and throughout the country, and this also holds true in the Turner-Duane survey area. Of the 63 examples in the survey area, 13 have been rated architecturally significant, and two have been rated potentially significant. Although there are too many fine Colonial Revival houses to include in this report, a small selection from the 13 significant rated examples helps to illustrate the variety of materials and detailing found



345 Montclair Avenue (c. 1920)

within the style.

The house at 345 Montclair Avenue is a fine example of the traditional frame Colonial Revival popular throughout the United States in the early 20th century. The house exhibits the characteristic rectangular massing and side gable roof with cornice returns. The front façade is symmetrical, with double hung windows flanking a center entry. The front entry porch features a balustrade roof and square piers. The one-story sun porch extends from the south elevation of the house. The wood shingle siding is the only element of the house that is not strictly typical of the archetypal Colonial Revival house, which would generally be covered with wood clapboards.



339 Montclair Avenue (1924)

Another charming example of the style is located one lot south, at 339 Montclair Avenue. Built in 1924, the house exhibits a steeply pitched side gable roof flanked by north and south end chimneys. The shallow, shed roof dormer along the front and rear elevations are typically seen on Dutch Colonial Revivals from the same period. The center entry bay is not protected by a porch, and its gable roof extends be-



335 Main Street (1925)



550 Hill Avenue (1920)

yond the main roofline. The house retains excellent integrity.

Colonial Revival houses often feature stylistic ele-

ments borrowed from other architectural styles that were popular in the early 20th century. The brick Colonial Revival residences at 335 Main Street (1925) and 550 Hill Street (1920) exhibit some Craftsman elements, particularly at the entrances. The house at 335 Main Street features a gabled entry porch supported by battered brick piers, while the house at 550 Hill Avenue has its entry protected by flat canopy supported by oversized brackets. Both houses also feature



604 Hill Avenue (1926)

ceramic tile roofs, which are seen on some Craftsman- and Prairie-style houses. The house at 335 Main Street is a particularly well-preserved and well-executed design, and may be eligible for individual listing to the National Register.

Renaissance Revival detailing was also regularly used to enliven the Colonial Revival form. The two examples at 355 Park Boulevard (1922) and 604 Hill Avenue (1926)

illustrate the different ways that Renaissance Revival elements could be expressed on Colonial Revival houses. 355 Park Boulevard features the round-arch, multi-light windows that are one of the most recognizable elements of the Renaissance Revival style along the first story, while retaining more traditional window openings on the 2nd story. The entry porch and surround are also typically Colonial. The fenestration on the house at 604 Hill Avenue is in keeping with the Colonial Revival style, while the ceramic-tile hipped roof with overhanging eaves and gabled porch with paired columns and deep cornice returns evoke the Renaissance Revival style.



355 Park Boulevard (1922)



709 Hillside Avenue (1924)

### *Dutch Colonial Revival*

The Dutch Colonial Revival style is a subtype of the Colonial Revival style, marked by a gambrel roof, with a double slope on each side of the building. Those with the gambrel facing the street tend to be earlier, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There are 31 houses in the Dutch Colonial Revival style in the survey area, of which five are

rated architecturally significant.

The house at 709 Hillside Avenue is a handsome example of the style from the mid-1920s. Unlike many Dutch Colonial Revival-style houses from the period, which generally feature the main entry centered along the front façade, 709 Hillside tucks the main entrance along the west elevation, beneath a segmental arch lintel. The hipped-roof front sun porch is offset, creating a further disturbance of the usual symmetry of the style.

The house at 461 Taylor Avenue, built in the 1910s, is a fine example of the early iteration of the Dutch Colonial Revival style, which generally featured front-facing gambrel roofs. The house's full-width front porch is supported by battered corner piers that continue past the solid knee walls.



461 Taylor Avenue (c. 1915)

Perhaps the most picturesque example of the Dutch Colonial Revival style in the Turner-Duane survey area is the house at 467 Carleton Avenue, built in 1916. Both the side gambrel roof and the front-facing gable bay feature flared eaves and boxed cornices. A small gable entry bay is nestled underneath the large front gable bay. A shed roof dormer along the west end serves to balance the front façade.



467 Carleton Avenue (1916)

### *Cape Cod*

The Cape Cod style house is another subtype, much



544 Turner Avenue (1938)

smaller but a still traditional alternative to the typical two-story Colonial Revival style house. One- to 1½-stories, it is characterized by a rectangular plan with a side gable roof, a central front entrance, and generally two front-facing dormers. There is frequently some classical detailing such as multi-light windows and classical door and window surrounds. There are 22 Cape Cod houses in the survey area. Of these, 544 Turner Avenue was rated significant, and 835 Hillside Avenue was rated potentially significant.

The house at 544 Turner Avenue is a charming and intact example of the Cape Cod style from the late 1930s. The side gable roof features cornice returns and a scalloped frieze that runs along the front façade. The center entry is surrounded by sidelights and topped with a fanlight, and slender classical columns support the front entry porch.

### *Neo-Classical*

The Neo-Classical style, although not as popular as the closely-related Colonial Revival style, was still popular throughout the country in the first half of the 20th century. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893, which was attended by hundreds of thousands of visitors. The fair's planners mandated a classical theme, and when built, its buildings and public spaces were widely photographed. As a result, the revival of classical styles became fashionable throughout the country into the 1920s. The architects who had received training at the Ecole des Beaux Arts in Paris



Enos L. Hendrix House (1935)  
393 Montclair Avenue

contributed to the influence of the Neo-Classical style in America, as well as other classically-inspired styles. The typical Neo-Classical house is characterized primarily by its full-height porch with its roof supported by two or more story high classical columns and topped by a pediment. Its facade is symmetrical, with a center entrance. Other characteristics of the style such as doors, windows, and classical trim, are similar to Colonial Revival.

There are only two Neo-Classical houses located within the Turner-Duane survey area, one of which—the Enos L. Hendrix House at 393 Montclair Avenue—has been rated potentially significant. Designed by Elgin architect Elmer Gylleck, the house is an imposing example of the style, despite alterations and additions. The dominant feature of the house is its full-height portico, which is topped by a triangular pediment and supported by fluted columns with Ionic capitals. The portico, along with the symmetrical front façade, and side gable roof with cornice returns, are all characteristic features of the style.

### Other Historic Revival Styles in the Turner-Duane Survey Area

#### *Tudor Revival*

Perhaps the most popular revival style in America during the 1920s based on European traditions was the Tudor Revival style. Its design source comes from a variety of late medieval models prevalent in 16<sup>th</sup>-century Tudor England. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys.



**H. Morse House**  
420 Taylor Avenue (1931)



**George T. Jennings House (1928-1931)**  
330 Park Boulevard

Tudor Revival is the most popular historic revival style in the Turner-Duane survey area that is not classically-inspired. Of the 30 examples, six are rated significant and eight are rated potentially significant.

The George T. Jennings House at 330 Park Boulevard is not only the finest example of the Tudor Revival style in the survey area, but also one of the most impressive residences in the village. Set on a prominent, landscaped corner lot, the house was designed by Walker & Angell, the local architectural firm responsible for many of the Tudor Revival commercial buildings that make up the central business district. The house exhibits many of the charac-

teristic elements of the style, including elaborate decorative half timbering, rustic stonework, prominent chimneys tipped with multiple chimney pots, 2nd story overhangs supported by wood brackets, and multi-light metal casement windows topped with transoms. The house would make an excellent candidate for individual listing to the National Register or local landmark designation.

A more typical example of the more modest Tudor Revival houses within the Turner-Duane survey area is 420 Taylor Avenue. Built in 1931, this charming brick Tudor features a 1-story round entry tower tucked into its two-story front and south side wing. A conical roof tops the tower, which is clad in limestone. Stone detailing around the base of the house and around the metal casement windows, as well as the irregular wood boards under the gables, lends a slightly rustic feel to the design.



675 Hillside Avenue (1913)

The house at 674 Hillside Avenue illustrates the intersection between the elements of the Tudor Revival style with the Craftsman style. The house's broad side-facing, clipped roof is indicative of the Craftsman style, although steeper clipped gables can also occasionally be found on English Cottage-style Tudor Revival homes. The stucco and brick veneer on the house's exterior is commonly seen on both styles. The absence of the decorative half-timbering used on both Tudor and Craftsman houses gives the house a more formal, slightly austere air to the design. The multi-light casement windows, front sun porch and scrolled wood brackets on the side overhangs are characteristic of the Tudor Revival style.



406 Montclair Avenue (1930)

door and the false-thatched roof are identifying features of the more picturesque English Cottage type.

### *Spanish Revival*

The Spanish Revival style was a popular historic revival style in the southwestern United States and Florida, where original Spanish Colonial building occurred. While simple Spanish-inspired residential designs were common in these areas of the country in the late 19th and early 20th centuries, the Panama-California Exposition of 1915 introduced much more intricate buildings based on Spanish Colonial architecture in other countries. The exposition, along with the wave

of American architects traveling and studying throughout Europe, led to the creation of the Spanish Revival style. The style encompassed a an impressive range of elaborate decorative detailing, as well as massing and rooflines. Despite the extreme variety found in Spanish Revival designs, most examples feature a low-pitched roof with a shallow overhang, usually covered with ceramic tiles, stucco exterior walls, and an asymmetrical exterior. Decorative detailing is typically concentrated around windows and doors—these surrounds can be quite extravagant, and reflect the rich history of Spanish architectural influences.



**J. K. Marshall House (1930)**  
583 Hill Avenue

During the 1920s, Spanish Revival residences proliferated in southern California and Florida, producing entire neighborhoods and towns planned in the style. In other areas of the country, including the Midwest,

examples of the style were very rare, with only a small number scattered through suburban developments. The house at 583 Hill Avenue is one of these rare examples, and is the only Spanish Revival-style house in the survey area. The house was originally a 19th-century residence that was remodeled in the 1890s as the Cross Country Clubhouse; in 1930, Chicago jeweler J. K. Marshall had the clubhouse remodeled in the Spanish Revival style. The impressive design includes a 2-story main house connected to a large ancillary structure with a 2-story porte-cochere. The hipped, red-tile roof, smooth stucco exterior, and multi-light metal casement windows are all hallmark elements of the style. With the exception of some round-arch windows along the east end of the façade and at the east elevation, most of the windows are in squared, unadorned openings. All ornament is concentrated around the main entrance, which features a large stone quoin surround and round-arch transom. Decorative wrought iron grilles cover the transom and two small windows flanking the entrance. The house would make an excellent candidate for local landmark designation, and may be eligible for individual listing to the National Register.

## POPULAR HOUSE TYPES OF THE 20<sup>th</sup> CENTURY

Beginning in the early 20th century, plans for popular house types were widely published and made available in books and catalogues throughout the United States. These plans could be purchased and used by individual builders or homeowners on a site of their choosing, which explains the prevalence of some popular types in varied communities all across the country. The earliest of these types was the American Foursquare, which some art historians suggest was influenced by the horizontality of the Prairie School style. Also widely built in the early decades of the century was the Bungalow. After 1930, during the modern period, popular house types included the Ranch and the Split Level. During the post-World War II years in particular, Ranch houses were built all over the country by the hundreds of thousands.

In the Turner-Duane survey area, approximately 40% of the residential building stock are 20th-century popular types. Early 20th-century types include the American Foursquare and Bungalow. Popular mid-century and post-World War II types like Minimal Traditional, Ranch, and Split-Level are also well-represented within the survey area, especially along the eastern edges of the survey area.



547 Hill Avenue (c. 1905)

### AMERICAN FOURSQUARE

American Foursquare houses are simple, mostly symmetrical houses that began to appear at the turn of the 20th century. The house is typically square or nearly square in plan with four equal-sized rooms — an entrance hall, living room, dining room, and kitchen — in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. The Foursquare is usually two- to 2½-

stories tall, two to three bays wide, with a hipped or pyramidal roof with overhanging eaves, dormers, and a full-width front porch with classical or squared-off columns.

There are 25 American Foursquare houses in the survey area, one of which—547 Hill Avenue—is rated significant. An additional six examples of type have been rated potentially significant. The house at 547 Hill Avenue is a prototypical American Foursquare, with the characteristic rectangular massing, hipped roof with flared eaves, and hipped front and side dormers. The full-width front porch features battered square columns set on solid wood knee walls. The 2-story rear addition is not historic, but this alteration does not effect most of the historic material of the house, which remains as an excellent example of this popular type.

Although usually loosely associated with the Craftsman and Prairie styles, many American Foursquare houses built in the first years of the 20th century exhibit detailing influenced by earlier architectural styles, including Queen Anne, Queen Anne-Free Classic, and Colonial Revival. The American Foursquare homes at 609 Hillside Avenue (1904) and 582 Hillside Avenue (1906) are two fine examples that combine architectural elements borrowed from the Queen Anne-Free



609 Hillside Avenue (1904)



582 Hillside Avenue (1906)

Classic style popular in the late 1890s with the basic American Foursquare massing and roofline. The two-story, three-sided window bays along the front façade of both houses, and the Ionic columns supporting the porch of 582 Hillside recall the earlier style, while still reading visually as the popular type.



585 Hillside Avenue (1922)

## BUNGALOW

The Bungalow is 20th-century popular house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman style, Bungalows may incorporate various other stylistic features. It became so popular after 1905 that it was often built in quantity by contractors and builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½-story houses that emphasize horizontality. Basic characteristics

usually include broad and deep front porches and low-pitched roofs, often with dormers. Porches can be full across the front, small and recessed, or projecting. There are many roof variations found in bungalows, including front or side-facing jerkinhead (a gable roof with the peak clipped), front or side-facing gable, and hipped. Exterior materials can be brick with cut stone trim or can be frame.

In the Turner-Duane survey area, the Bungalow is the most prevalent of any historic architectural type or style. There are 120 examples of this type represented in the survey area, which constitutes about 15% of its residential stock. Of these, seven have been rated architecturally significant, and one potentially significant.

A typical stucco example of the Bungalow type is the house at 585 Hillside Avenue. Built in 1922, the modest house is topped by a shallow hipped roof with overhanging eaves. The open corner porch is inset under the main roofline, and a sun porch enclosed with geometric light windows spans the rest of the façade. The clean, simple lines of the house and the lack of ornamentation are indicative of the Bungalow type.



381 Hill Avenue (c. 1915)

The frame bungalow at 381 Hill Avenue, built in the 1910s, is an early example of the type in the Turner-Duane survey area. The side gable roof is more steeply pitched than those seen on later bungalows, and the overall massing is more vertical. The wood shingling at the upper



437 Carleton Avenue (1926)

level of the exterior, the exposed rafter tails under the eaves of the main roof and porch roof are indicative of the type. The front porch appears to have been enclosed some time in the 1920s or 1930s.

Another fine example of the type can be found at 437 Carleton Avenue. Built in the mid-1920s, the house has been well preserved over the years, and retains its original wood shingle cladding, center entry porch, and 3/1 wood windows. The house is one of many modest bungalows lining this block of Carleton Avenue.

As with the American Foursquare, several examples of the Bungalow type in the Turner-Duane survey area combine the basic form of the type with decorative elements of other architectural styles that were popular in the early 20th century. The geometric patterned brickwork on the exterior of 551 Hillside Avenue recalls a Prairie influence, while the red ceramic tile roof shows the influence of the Renaissance Revival style. The placement of the main entry at ground level, along with the absence of a raised entry porch, is an unusual feature, and also appear to mirror Italian Renaissance houses that feature these kind of direct entrances.



551 Hillside Avenue (1927)

The spare, unadorned bungalow at 643 Hillside Avenue, constructed around 1925, is another example of the influence of other architectural styles on the popular type. The steep side gable roof and intersecting front gable, along with the multi-light casement windows, evoke the Tudor Revival style, while the un-adorned window openings and stark stucco exterior recall the Spanish Revival style.



643 Hillside Avenue (1925)

The Bungalow was also a popular type available from the Sears, Roebuck and Company catalog. The introduction of plan book and pre-cut catalog homes brought new opportunities to homebuyers who wanted the latest home styles and trends but could not afford an architect to individually design their new home. Builders or owners could purchase designs from a number

of mail-order companies that produced plans and designs, and precut catalog companies provided the materials necessary for building the house. These houses were appealing to buyers:



345 Main Street (c. 1920)



the houses could be chosen out of a catalog, were reasonably priced, and could be built on any site. Precut catalog houses could be constructed rapidly since the materials were produced and sized at the catalog company's mills and shipped to the site. Sears, operating out of Chicago from 1908 to 1940, was one of the most successful of the pre-cut catalog companies, selling over 30,000 houses by 1925 and nearly 50,000 by 1930. At the sales office, customers selected a plan from the many designs offered in the catalog. After an order was placed, a service representative was assigned, a construction manual provided, and a shipping schedule set up. Soon after, the owners would either hire a local contractor to build the house or build it themselves.

There are a handful of houses (including several bungalows) within the survey area that have either been identified as Sears houses, or appear to be Sears houses but have not been researched. More research is recommended on these houses to confirm whether or not they are Sears houses.

The house at 345 Main Street, built around 1920, appears to be an example of a Sears design called "The Sunbeam."<sup>21</sup> Another example of this Sears design (345 Phillips Avenue) was also found in the Linden-Hill survey area east of Main Street. The side gable roof of the house slopes down on the front façade to incorporate a full-width porch, distinctive for its oversized battered columns and lack of any railing. The large shed-roof front dormer was originally designed as a sleeping porch—the illustration of the design from the Sears Roebuck catalog shows the dormer with screens on three sides. The porch has since been enclosed with vinyl double hung windows, and the original wood cladding has been covered with artificial siding. Otherwise, the house retains all of its historic features.

## MID-20<sup>TH</sup>-CENTURY POPULAR TYPES

### MINIMAL TRADITIONAL

The mid-20<sup>th</sup> century saw a simplification of architectural styles that became reflected in popular types as well. One mid-century house-



852 Hill Avenue (1947)

ing 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. In the Turner-Duane survey area, there are 23 examples of the Minimal Traditional type. Of these, four have been rated significant, and one potentially significant.

The house at 852 Hill Avenue, built in 1947, is a nearly unaltered and charming example of the Minimal Traditional type in the survey area. The house is an excellent illustration of how the type evolved from the Colonial Revival style. The roofline, exterior material, and window configurations clearly reference the style, but the house lacks the overtly classical ornamentation or symmetrical façade associated with Colonial Revival homes.



541 Hill Avenue (1948)

Instead of stripping the Colonial Revival style to its essential form, the house at 541 Hill Avenue does this to the Tudor Revival style. The vertical boards under the front gable bay, variegated brick veneer, and prominent east end chimney are subtle nods to this popular architectural style. The nested entry gable, built in 1960, strengthened the visual connection to the Tudor Revival style even further.

## RANCH

Ranch houses became popular in the late 1940s and 1950s, when the housing type was widely published, and built nationwide in suburban communities. Because of the Midwest's close association with the Prairie School, many Chicago-area Ranch houses owe much to the architecture of Frank Lloyd Wright, especially his Usonian houses of the 1930s. Characteristics of a Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the rise in automobile ownership in the early to mid-



488 Taylor Avenue (1957)

20th century, the garage has a prominent position in the front of the house and is an integral part of the architecture of the Ranch house.

The Ranch type is the second most popular historic architectural type or style in the survey area, with 89 examples. 78 of these examples are historic, and four have been rated architecturally significant.

The house at 488 Taylor Avenue, built in 1957, is an archetypal Ranch house. The long, rectangular massing is extended further by the attached garage along the south elevation. A 1-story front gable projecting bay breaks up the façade at its north end, and the main entrance is tucked into the intersection between the bay and main section of the house. The wide wood clapboards and shallow cornice returns recall the Colonial Revival style, but the corner- wrapping windows at the south end of the façade are more modern.

Bremer Court, a tiny subdivision carved out of land along the west side of Montclair Avenue in the 1950s, is home to four Ranch houses arranged around a circular street. Two of these houses—660 and 661 Bremer Court—were rated architecturally significant. The house at 660 Bremer Court features Colonial Revival features, reflecting the enduring influence of classical architecture through the 20th century. The house just across the street, at 661 Bremer Court, is a much more modern interpretation of the Ranch type. Designed by the local architecture firm of Perkins & Norris, the house is almost severe in its minimalism, with its unadorned buff brick exterior punctuated by simple window openings. The low-pitched hipped roof underlines the low-lying massing.



660 Bremer Court (1957)



661 Bremer Court (1955)

## SPLIT LEVEL

The Split-Level began to emerge as a popular housing type in the 1950s. It is characterized by a two-story section met at mid-height by a one-story wing. The three levels of space created in this type could correspond to family need for quiet living areas, noisy living areas, and sleeping areas. Although the Split-Level is the third best-represented 20th century popular type in the Turner-Duane survey area, only one—881 Glen Oak Avenue—has been rated significant. The house was built in 1950—based on building permits, the 1.5-story section of the house may have been built as an early addition, in 1950. The cantilevered roof, rows of windows, and inset full-height corner porch are all nota-



881 Glen Oak Avenue (1950)

ble features of this modern interpretation of the type.

Other mid-20th-century popular types represented in the survey area include Raised Ranch (four examples), Mansard (six examples), and Bi-Level (six examples). None of the examples of these three types has been rated significant or potentially significant.

There are 21 residential structures that cannot be readily classified according to any of the commonly accepted high styles or vernacular or popular types. In the case of older buildings, that is usually because they have been so altered that the original character of the structure is no longer distinguishable. In the case of newer structures, they may be of a design for which there simply is no accepted classification. Four are rated contributing and the remaining 17 are rated non-contributing.

### MULTI-FAMILY HOUSING TYPES

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 Park Boulevard. Some date from the 1920s, but most date from the post-World War II period. One of these buildings—the Tudor Revival-style apartment building at 530-532 Hillside Avenue—is rated potentially significant. The handsome four-story brick building features an ashlar stone base, decorative corner quoins and brickwork, and paired gable roofs with decorative half timbering.



530-532 Hillside Avenue (1929)

## NON-RESIDENTIAL ARCHITECTURE IN THE SURVEY AREA

### COMMERCIAL ARCHITECTURE

Although primarily residential in character, the Turner-Duane survey area does contain some commercial structures. Most of the historic commercial buildings are located along the west side of Main Street between Duane Street and Hillside Avenue. There are also a small number of historic structures along Duane Street between Main Street and Park Boulevard.

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 fa-



530-532 Hillside Avenue (c. 1925)

cade 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. Eight commercial buildings in the Turner-Duane 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 façade.

Within the survey area, only one—the building at 520-526 Hillside Avenue—has been rated architecturally significant. The building is a pristine brick and stone Tudor design, with most of the historic storefronts intact. The flat roof of the building is hidden by a false side gable front clad with slate shingles. The offset gable adds visual interest to the façade.

### Two-Part Commercial Block

Acacia Building (1926)  
413-415 Main StreetRohm Building (1928)  
401-409 Main Street

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 characterized 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.

Of the five Two-Part Commercial Blocks in the Turner-Duane survey area, four have been rated potentially significant. Three of the four are Tudor Revival designs, and one is Neo-Classical. All four date from the period after the block of Main Street south of the railroad was opened up for commercial development in the early 1920s. The Rohm Building (1928), the Tomlins Building (1926) and the Acacia Building (1926) form a handsome line of Tudor buildings stretching along the east side of Main Street from Hillside.



**F. T. Tomlins Building (1926)**  
411 Main Street

All three buildings features the characteristic brick facades, gable roofs with decorative half timbering, and stone detailing of the style applied to the Two-Part Commercial form.

#### OTHER NON-RESIDENTIAL BUILDINGS

The Glen Ellyn's Turner-Duane survey area contains a number of other non-residential structures including three buildings constructed as schools, three buildings originally constructed as religious structures, and one funeral home. Of the school buildings, the former Glen Ellyn Junior High School Building (now Civic Center) at 535 Duane Street has been rated significant. Of the church buildings, the former Faith Evangelical Lutheran Church at 399 Park Boulevard

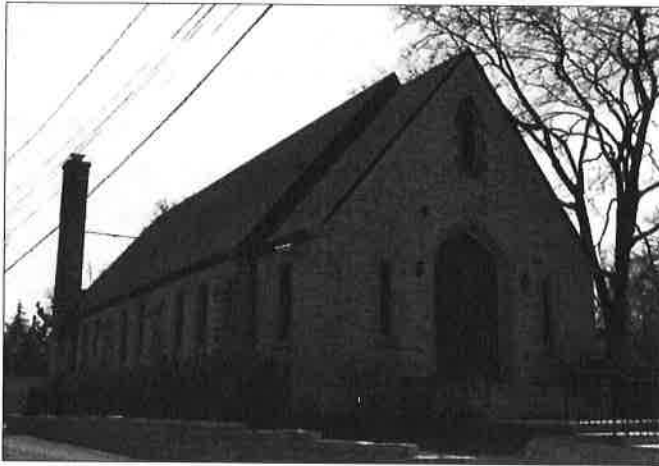
(now Diamonte Montessori School) has been rated significant, and the First United Methodist Church at 424 Forest Avenue has been rated potentially significant.



**Glen Ellyn Junior High School Building (1929)**  
535 Duane Street

The Glen Ellyn Junior High School Building, located along the south side of Duane Street between Main Street and Forest Avenue at the north end of the proposed district, is among the most impressive buildings in Glen Ellyn's business district. The imposing brick structure features a full-height, projecting center entry bay topped with a trian-

gular pediment. Two wings connected by three-story hyphens flank this center entry. A clock tower and cupola sits centered on the building's roof. The exterior walls of the building are covered with Flemish-bond brickwork; more elaborately patterned brickwork can be found on the north walls of the east and west wings, and within the blind arches along those walls.



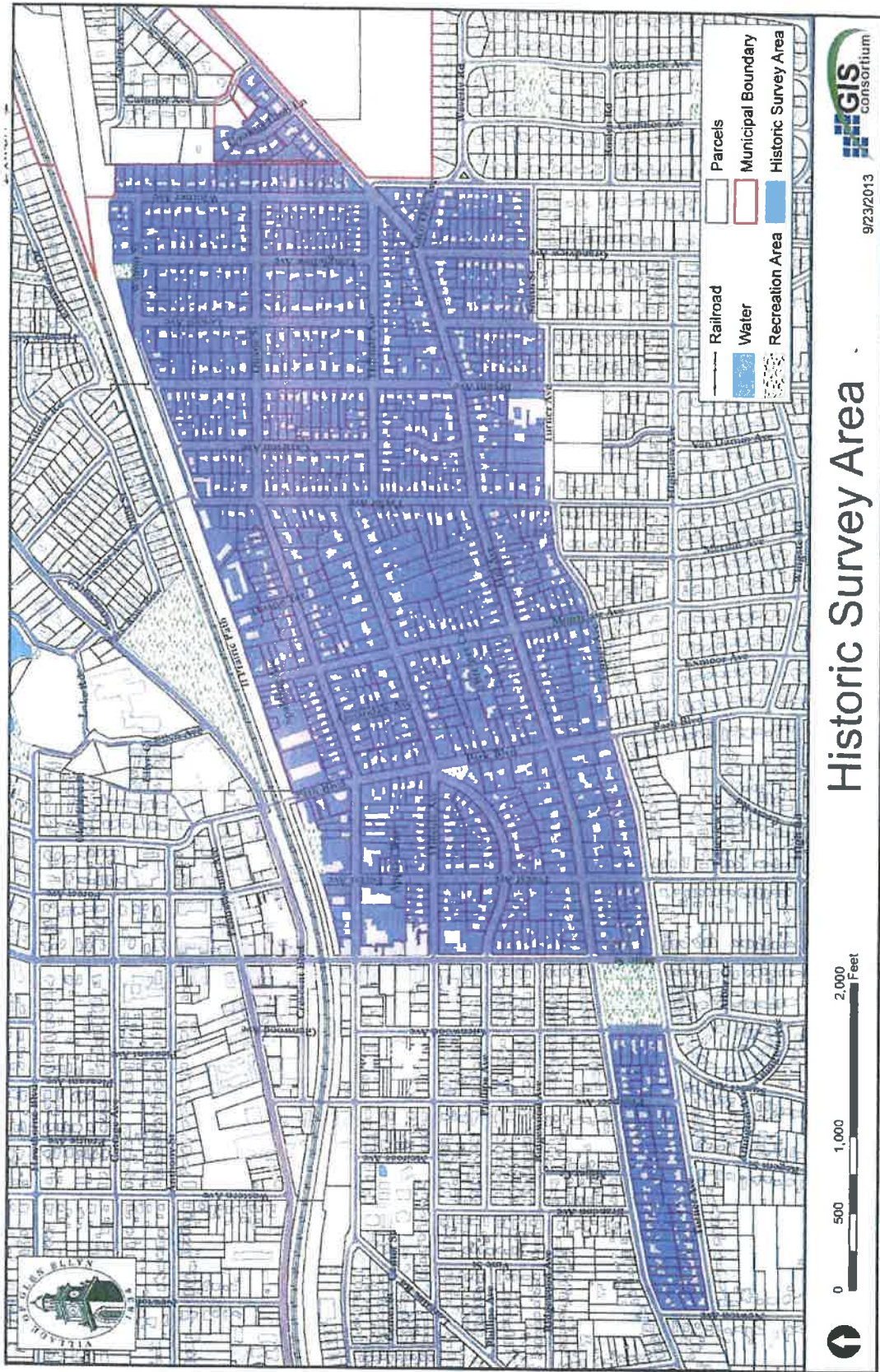
**Faith Evangelical Lutheran Church (1949)**  
399 Park Boulevard

Stone detailing at the corners, entry bay, cornice, and window openings provide further visual interest to the structure.

In the early 1970s, the school building was re-purposed as a civic center and home for the village government. Although most of the historic elements of the original design were kept during this conversion, the original 2nd-story entry stairs were removed, and the main entry for the building moved down to ground level.

The modest Late-Gothic Revival chapel built for Faith Evangelical Lutheran

Church at the corner of Park Boulevard and Hillside Avenue is an excellent example of the style of stripped-down historicism favored by many congregations in the years following World War II. The building's straightforward massing and gable roof are in striking contrast to the more elaborate, grouped plans seen in 1920s Gothic Revival churches. The rusticated stone exterior is punctuated by small window openings with stone quoin surrounds, and simple decorative buttresses mark the east and west elevations. Although some alterations occurred since its construction in 1949, the building retains most of its historic materials.



## RECOMMENDATIONS

### DESIGNATE BUILDINGS AS INDIVIDUAL LANDMARKS

There are two choices for historic designation: listing in the National Register of Historic Places and designation as a local Glen Ellyn landmark. Both types of designations, National Register and local, allow homeowners to participate in tax incentive programs. Owner-occupants of residential, one- to six-unit, designated local or National Register landmark buildings or contributing buildings in a historic district may be eligible for a freeze on the assessed value of their property for up to 12 years. The freeze is available to any homeowner who spends 25% of the assessor's fair market value on a rehabilitation that meets the Secretary of the Interior's *Standards for Rehabilitation*. Additional information is available from the Tax Incentives Manager at the Illinois Historic Preservation Agency.

The advantage of National Register listing is recognition and prestige for the community within the city itself and in the larger region. No protection against alteration or demolition is offered, however, with inclusion in the National Register. In the Turner-Duane survey area, six properties have been chosen as possible candidates for individual listing to the National Register of Historic Places. These houses may be eligible for listing under Criterion C, which indicates architectural significance. Further research and evaluation of these properties may be required to fully explore their potential eligibility.

- Glen Ellyn Junior High School, 535 Duane Street (1929)
- McLean-Marshall house, 583 Hill Avenue (1930)
- 704 Hillside Avenue (1905)
- 335 Main Street (1925)
- 342 Montclair Avenue (1917)
- George T. Jennings House, 330 Park Boulevard (1928)

The advantage of local designation is that the municipality has control over future alterations to a designated property through the permit review process. This can ensure that the character of a historic neighborhood and of individual significant structures remains consistent. Adjacent property owners are not harmed by inappropriate alterations to landmark properties around them. Most importantly, local designation can prevent demolition of designated structures. These advantages apply whether properties are individually listed as landmarks or are contributing buildings within historic districts.

Within the combined survey area, 63 buildings were rated locally significant. All of the buildings ranked significant and not yet designated would be potential candidates for individual local landmark designation as fine local examples of architectural styles.

In addition to the significant-rated buildings, there are an additional 28 structures within the combined survey area that have been rated potentially significant. These buildings have been singled out because they are excellent examples of a building type or style that have been too altered to be rated significant, but retain a relatively high degree of physical integrity; are typical and intact examples of a building type or style; or have possible historic significance. Many

of these structures may also be considered for local landmark designation. In each case, the importance of the building must be weighed against the extent to which it has been altered and the feasibility of restoring historic materials and configurations.

Alterations that warrant a PS rating can range from relatively minor modifications that are easily reversible, to more substantial changes. Minor or reversible alterations include:

- Replacement siding and other materials that are historically appropriate
- Aluminum or vinyl siding on façades, under eaves, or on dormers
- Enclosure of historic front or side porches
- Replacement windows with historically appropriate material and configuration

Owners of potentially significant houses should be encouraged to reverse minor alterations like porch enclosures, exterior siding, and inappropriate window types and materials. If historic documentation exists, owners should also be encouraged to restore architectural elements or details that have been removed or replaced. If such improvements are made to a potentially significant building, its local rating may be elevated to significant.

## FURTHER SURVEY WORK

In order to fully assess the architectural resources of the Village of Glen Ellyn, further survey work is recommended. If the main objective of any future projects, as with the current survey project, remains to identify only individual properties that may be eligible for historic landmark designation, further reconnaissance survey would be the most efficient means of achieving that goal. As with the current survey, buildings that are rated significant or potentially significant could be more intensively surveyed and photographed. Remaining areas of the village that may be good candidates for reconnaissance survey include those streets between Hill or Turner avenues and Roosevelt Road that have not been included in previous surveys.

## ENDNOTES

- <sup>1</sup> Helen W. Ward and Robert Chambers. *Glen Ellyn, A Village Remembered* ,(Glen Ellyn, IL: Glen Ellyn Historical Society, 1999), p. 3.
- <sup>2</sup> Ibid, p. 4-5.
- <sup>3</sup> Illinois Public Domain Land Tract Sales Database, available through the Illinois State Archives web site ([http://www.cyberdriveillinois.com/departments/archives/data\\_lan.html](http://www.cyberdriveillinois.com/departments/archives/data_lan.html)).
- <sup>4</sup> *Glen Ellyn: A Village Remembered*, p.
- <sup>5</sup> *1874 Atlas & History DuPage County, Illinois*, (Elgin, Illinois: 1874. Republished in 1975 by the DuPage County Historical Society), pp. 70, 74-75.
- <sup>6</sup> *Glen Ellyn: A Village Remembered*, pp. 25-26.
- <sup>7</sup> *Portrait and Biographical Record of Du Page and Cook Counties*, (Chicago: Lake County Publishing, 1894), pp.366-367.
- <sup>8</sup> *Glen Ellyn: A Village Remembered*, p. 28; 39.
- <sup>9</sup> Plat Map of Prospect Park Addition, 1874 (filed 1884), Du Page County Recorder.
- <sup>10</sup> Ward, Russ, *Glen Ellyn* (Chicago: Arcadia Publishing, 2006), p. 41.
- <sup>11</sup> *Glen Ellyn: A Village Remembered*, p. 58-59.
- <sup>12</sup> Ibid, p. 71.
- <sup>13</sup> *Inter Ocean*, May 9, 1891, p. 14.
- <sup>14</sup> *Glen Ellyn: A Village Remembered*, p. 96.
- <sup>15</sup> *Who's Who in Banking, Finance, and Insurance, 1911, Volume 1* (New York: Who's Who in Finance, Inc., 1911) p. 175; Plat Map of E. W. Zander & Co.'s Addition to Glen Ellyn (1904) and E. W. Zander & Co.'s Park Addition to Glen Ellyn (1907), DuPage County Recorder.
- <sup>16</sup> *Glen Ellyn: A Village Remembered*, p. 168; 180.
- <sup>17</sup> Ada Douglas Harmon, *The Story of an Old Town: Glen Ellyn* (Glen Ellyn, IL: Anan Harmon Chapter, D.A.R., 1928), p. 117.
- <sup>18</sup> *Glen Ellyn Village Board Minutes, 1924-1927* (in the collections of the Glen Ellyn Historical Society),74; *Glen Ellyn: A Village Remembered*, 174.
- <sup>19</sup> "Bomb Mansion in Glen Ellyn; Town Shaken," *Chicago Daily Tribune*, February 11, 1931, p. 1.
- <sup>20</sup> Plaque Application for 486 Phillips Avenue on file at the Glen Ellyn Historical Society.
- <sup>21</sup> Catalog page for "The Sunbeam," located on the Sears Archives website (<http://www.searsarchives.com/homes/1921-1926.htm>).

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## CREDITS

This report was prepared by Granacki Historic Consultants, 1105 West Chicago Ave., Chicago, IL 60642, under contract for the Village of Glen Ellyn. The individual data forms for each building surveyed are in binders on file with the Glen Ellyn Historic Preservation Commission located at 535 Duane Street, Glen Ellyn, IL 60137.

Project staff included:

Victoria Granacki, Project Director  
Lara Ramsey, Field Surveyor and Writer

Many thanks to all the members of the Glen Ellyn Historic Preservation Commission, particularly Lee Marks, Chairman. Thanks also to Justin Keenan, Kristen Schrader, and to the Glen Ellyn Historical Society for their assistance with research for this project.



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Washington, DC 20013-7127

or:

Equal Employment Opportunity Officer  
Illinois Historic Preservation Agency  
One Old State Capitol Plaza  
Springfield, IL 62701

APPENDIX 1:  
EVALUATION CRITERIA

## EVALUATION CRITERIA

All principal buildings in the area surveyed were evaluated for local architectural significance using the following criteria. An "S" indicates that a building would be eligible for listing as an individual local landmark. A "PS" indicates a building that would be eligible for local landmark designation if inappropriate alterations were removed. "C" indicates that a building would be a contributing structure within any locally designated historic district and is generally more than 50 years old. The use of a significant (S) or potentially significant (PS) rating in this survey is a way of distinguishing from among historic buildings those that are exceptional. An "NC" is a building that would not contribute to the character of a local historic district because either it has been seriously altered from its original historic appearance or it was built after the time period of significance.

Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. No building was considered locally significant if it had more than minor alterations. Similarly, buildings that might otherwise be considered contributing because of age and historic style, but that have been greatly altered, were ranked as non-contributing. Buildings were evaluated primarily for their architectural significance, with historical significance, known in only a few cases, being a secondary consideration. It is possible that a building could be elevated to a locally significant ranking and thus considered for individual local landmark designation by the Historic Preservation Commission if additional historic research identifies an association with important historical figures or events. For some buildings whose significant historic features have been concealed or altered, they might also be re-ranked as locally significant if unsympathetic alterations are removed and significant historic features restored.

All principal and secondary structures on a property were also analyzed for potential National Register listing. A "Y" (Yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register (or, in some cases, has already been listed on the National Register). An "N" (No) indicates that it would not. "Criteria" refers to the National Register criteria that were considered. Only criterion "C," architectural significance, was used in evaluating potential National Register eligibility. Criteria "A" and "B," which refer to historical events and persons, were not considered. For the question of contributing to a National Register district, a "C" building would be a good contributing building in a National Register historic district. An "NC" building would not.

Architectural integrity is evaluated by assessing what alterations to the original historic structure have occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations were those considered by the field surveyor to be reversible. Generally, aluminum, vinyl, or other siding installed over original wood clapboard siding is considered a reversible alteration. Moderate alterations are those alterations considered by the field surveyor to be reversible but, when looked at together, are enough to possibly affect historic integrity. Major alterations include irreversible changes and additions. These include porches and other architectural detailing that have been completely removed and for which there appears to be no actual physical evidence to accurately reproduce them; window changes in which the original window opening size has been altered and there is no evidence of

the original sash configuration and material; and large unsympathetic additions, visible from the street, that compromise the historic character of a house.

## NATIONAL REGISTER RATINGS

### A. INDIVIDUAL LISTING

Must be a site, building, structure, or object that is at least 50 years old (unless it has achieved exceptional significance) and meets one of the following criteria: (a) be associated with events that have made a significant contribution to the broad patterns of our history; (b) be associated with the lives of persons significant in our past; or (c) be architecturally significant, that is, embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values. It must also possess integrity of location, design, setting, materials, workmanship, feeling, and association from the date of construction or period of significance.

**Age.** Must have been built or standing during the period of historic significance or be at least 50 years old (built before 1965)

**Integrity.** Any building that possesses enough integrity to still be identified with the period of historic significance.

### B. NON-CONTRIBUTING (NC)

**Age.** Any building or secondary structure built after the period of significance or less than 50 years old (built in 1965 or later).

**Integrity.** Any structure that has been so completely altered after the period of significance that it is no longer recognizable as historic.

## LOCAL SIGNIFICANCE RATINGS

### A. SIGNIFICANT (S)

**Age.** There is no age limit, although if it is less than 50 years old (built in 1965 or later), it must be of exceptional importance.

**Architectural Merit.** Must possess architectural distinction in one of the following areas: embodies the distinguishing characteristics of an architectural and/or landscape style; is identified as the work of a master builder, designer, architect, or landscape architect; has elements of design, detailing, materials, or craftsmanship that are significant; has design elements that make it structurally or architecturally innovative; or is a fine example of a utilitarian structure with a high level of integrity. Any structure ranked significant automatically contributes to the character of a historic district.

**Integrity.** Must have a high degree of integrity: most architectural detailing in place, no historic materials or details covered up, no modern siding materials, no unsympathetic and/or overpowering additions; only minor porch alterations permitted. In some rare cases, where a particular structure is one of the few examples of a particular style, more leniency in integrity was permitted.

## B. POTENTIALLY SIGNIFICANT (PS)

**Age.** Must be at least 50 years old (built before 1965) unless it has achieved exceptional importance.

**Architectural Merit.** Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; or architectural or structural innovation.

**Integrity.** Must have a moderate degree of integrity; if it has been altered, it should be in ways that can be reversed: some architectural detailing in place so that missing exceptional features could be recreated; porch alterations are minor; and window changes should be reversible; no large, unsympathetic additions permitted. If the alterations are reversed (for example, siding is removed, or architectural detail is restored based on remaining physical evidence), it may be elevated to significant. In some cases of exceptional architectural or historical merit, side additions or permanent alterations were considered acceptable and the PS rating was assigned.

## C. CONTRIBUTING TO A HISTORIC DISTRICT (C)

**Age.** Must be at least 50 years old (built before 1965).

**Architectural Merit.** May fall into one of two groups: (a) does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses the architectural distinction of a significant structure but has been altered. If the alterations are reversed (for example, siding is removed or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.

**Integrity.** May have a high degree of integrity, but be of a common design with no particular architectural distinction to set it apart from others of its type. May have moderate integrity: if it has been altered, it must be in some ways that can be reversed. Must possess at least one of the following: original wall treatment, original windows, interesting architectural detail, readily recognizable and distinctive historic massing.

## D. NON-CONTRIBUTING (NC)

**Age.** Most buildings less than 50 years old (built in 1965 or later).

**Integrity.** Any building at least 50 years old whose integrity is so poor that most historic materials and details are missing or completely covered up or any building at least 50 years old

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that has unsympathetic alterations that greatly compromise its historic character. Poor integrity was present if most or all of these factors were missing: original shape, original wood siding, original windows (especially if window openings were also changed), and original architectural detail and trim.

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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Attachment: 2013 - 14 Architectural Resources Survey (1366 : Granacki Historic Consultants 2014)

APPENDIX 2:  
SURVEY FORM

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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| Village of GLEN ELLYN                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                        | ILLINOIS URBAN ARCHITECTURAL<br>AND HISTORICAL SURVEY |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>STREET #</b><br><b>DIRECTION</b><br><b>STREET:</b><br><b>ABB</b><br><b>PEN</b><br><b>LOCAL SIGNIFICANCE RATING</b><br><b>POTENTIAL IND NR? (Y or N)</b><br><b>CRITERIA</b><br><b>Contributing to a NR DISTRICT?</b><br><b>Contributing secondary structure?</b><br><b>Listed on existing SURVEY?</b>                           |                                                                                                                                                                                                                        |                                                       |
| <b><u>GENERAL INFORMATION</u></b>                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                        |                                                       |
| <b>CATEGORY</b><br><b>CONDITION</b><br><b>INTEGRITY</b><br><b>SECONDARY STRUCTURE</b><br><b>SECONDARY STRUCTURE</b>                                                                                                                                                                                                               | <b>CURRENT FUNCTION</b><br><b>HISTORIC FUNCTION</b><br><b>REASON for SIGNIFICANCE</b>                                                                                                                                  |                                                       |
| <b><u>ARCHITECTURAL DESCRIPTION</u></b>                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                        |                                                       |
| <b>ARCHITECTURAL CLASSIFICATION</b><br><b>DETAILS</b><br><b>DATE of construction</b><br><b>OTHER YEAR</b><br><b>DATESOURCE</b><br><b>WALL MATERIAL (current)</b><br><b>WALL MATERIAL 2 (current)</b><br><b>WALL MATERIAL (original)</b><br><b>WALL MATERIAL 2 (original)</b><br><b>SIGNIFICANT FEATURES</b><br><b>ALTERATIONS</b> | <b>PLAN</b><br><b>NO OF STORIES</b><br><b>ROOF TYPE</b><br><b>ROOF MATERIAL</b><br><b>FOUNDATION</b><br><b>PORCH</b><br><b>WINDOW MATERIAL</b><br><b>WINDOW MATERIAL</b><br><b>WINDOW TYPE</b><br><b>WINDOW CONFIG</b> |                                                       |

GRANACKI HISTORIC CONSULTANTS, 2006

Attachment: 2013 - 14 Architectural Resources Survey (1366 : Granacki Historic Consultants 2014)

**Attachment: 2013 - 14 Architectural Resources Survey (1366 : Granacki Historic Consultants 2014)**

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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Attachment: 2013 - 14 Architectural Resources Survey (1366 : Granacki Historic Consultants 2014)

APPENDIX 3:  
ILLUSTRATED LIST OF  
INTENSIVELY-SURVEYED BUILDINGS

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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|                                                                                     |                                                                                                                                                                                                                                                                            |                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Street number: 660</p> <p>Direction:</p> <p>Street: BREMER</p> <p>Suffix: CT</p> <p>Rating: S</p> <p>Reason for Significance: A well preserved, historical example of the Ranch type, with Colonial Revival feel along</p>                                              | <p>Style: Ranch</p> <p>Details: Colonial Revival</p> <p>Date: 1937</p> <p>Architect:</p> <p>Historic Name:</p> <p>Other Surveys/Designations:</p>                    |
|    | <p>Street number: 601</p> <p>Direction:</p> <p>Street: BREMER</p> <p>Suffix: CT</p> <p>Rating: S</p> <p>Reason for Significance: A very standard and typical design version of the Ranch type, designed by local architect Perkins &amp; Harris</p>                        | <p>Style: Ranch</p> <p>Details:</p> <p>Date: 1935</p> <p>Architect: Perkins &amp; Harris</p> <p>Historic Name:</p> <p>Other Surveys/Designations:</p>                |
|   | <p>Street number: 437</p> <p>Direction:</p> <p>Street: CARLETON</p> <p>Suffix: AVE</p> <p>Rating: S</p> <p>Reason for Significance: Model, but very well preserved example of the Dutch Colonial type</p>                                                                  | <p>Style: Bungalow</p> <p>Details:</p> <p>Date: 1926</p> <p>Architect:</p> <p>Historic Name:</p> <p>Other Surveys/Designations:</p>                                  |
|  | <p>Street number: 467</p> <p>Direction:</p> <p>Street: CARLETON</p> <p>Suffix: AVE</p> <p>Rating: S</p> <p>Reason for Significance: Fine example of the Dutch Colonial style, with small side gabled roof constructed by local quality masonry firm with stone masonry</p> | <p>Style: Dutch Colonial Revival</p> <p>Details:</p> <p>Date: 1916</p> <p>Architect:</p> <p>Historic Name:</p> <p>Other Surveys/Designations:</p>                    |
|  | <p>Street number: 497</p> <p>Direction:</p> <p>Street: CARLETON</p> <p>Suffix: AVE</p> <p>Rating: C</p> <p>Reason for Significance:</p>                                                                                                                                    | <p>Style: Bungalow</p> <p>Details:</p> <p>Date: 1919</p> <p>Architect:</p> <p>Historic Name: Arnold, Marie House</p> <p>Other Surveys/Designations: CHSIS Plaque</p> |
|  | <p>Street number: 615</p> <p>Direction:</p> <p>Street: CARLETON</p> <p>Suffix: AVE</p> <p>Rating: S</p> <p>Reason for Significance: Well preserved, early example of the bungalow type, with fine Craftsmen detailing</p>                                                  | <p>Style: Craftsmen Bungalow</p> <p>Details:</p> <p>Date: 1911</p> <p>Architect:</p> <p>Historic Name:</p> <p>Other Surveys/Designations:</p>                        |

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL



Street number: 521  
Direction:  
Street: CABLETON  
Suffix: AVE  
Rating: S  
Reason for Significance: Finely preserved example of the Dutch Colonial Revival style.

Style: Dutch Colonial Revival  
Details:  
Date: 1928  
Architect:  
Historic Name:  
Other Surveys/Designations:



Street number: 535  
Direction:  
Street: DUANE  
Suffix: ST  
Rating: S  
Reason for Significance: This impressive Classical Revival structure, originally built as a school, is a visual landmark within the Village of Glen Ellyn.

Style: Neo-Classical-School  
Details:  
Date: 1929  
Architect: Brydges, Norman  
Historic Name: Glen Ellyn Junior High School  
Other Surveys/Designations: Glen Ellyn Downtown South NR (2013)



Street number: 610  
Direction:  
Street: DUANE  
Suffix: ST  
Rating: PS  
Reason for Significance: One of the replacement buildings for the first story, this outstanding Prairie style residence would be rated architecturally significant.

Style: Prairie  
Details:  
Date: 1925  
Architect:  
Historic Name:  
Other Surveys/Designations:



Street number: 612  
Direction:  
Street: DUANE  
Suffix: ST  
Rating: S  
Reason for Significance: Handsome 1916 Craftsmans design with original exterior brick and tile roof, and offset front porch to front porch.

Style: Craftsmans  
Details:  
Date: 1916  
Architect:  
Historic Name:  
Other Surveys/Designations:



Street number: 643  
Direction:  
Street: DUANE  
Suffix: ST  
Rating: S  
Reason for Significance: A good example of the Colonial Revival style.

Style: Colonial Revival  
Details:  
Date: 1916  
Architect:  
Historic Name:  
Other Surveys/Designations:



Street number: 650  
Direction:  
Street: DUANE  
Suffix: ST  
Rating: PS  
Reason for Significance: One of the replacement residences and additions, this house would be rated architecturally significant.

Style: Tudor Revival  
Details:  
Date: 1925  
Architect: Foster Brothers  
Historic Name:  
Other Surveys/Designations:

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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Street number: 720  
Direction:  
Street: DUANE  
Suffix: ST  
Rating: C  
Reason for Significance:

Style: Craftsman  
Details:  
Date: 1909  
Architect:  
Historic Name: Churchill, Ames House  
Other Surveys/Designations: KEHS Plaque



Street number: 173  
Direction:  
Street: FOREST  
Suffix: AVE  
Rating: S  
Reason for Significance: A remodeling of a Craftsman Bungalow from the mid-1920s, with multiple gables, a prominent chimney, and stained glass windows. The north side garage addition is fabric.

Style: Craftsman Bungalow  
Details:  
Date: 1924  
Architect:  
Historic Name:  
Other Surveys/Designations:



Street number: 424  
Direction:  
Street: FOREST  
Suffix: AVE  
Rating: PS  
Reason for Significance: It is with a 2509 addition to the south side of the sanctuary, the 1957 church building and attached 1920s addition of building with a and a four-story, as a study 20th century on top of the style

Style: Late Gothic Revival—Church  
Details:  
Date: 1957/2009 (church)  
Architect: Kroth, Maronno & Kroth  
Historic Name: First United Methodist Church  
Other Surveys/Designations:



Street number: 981  
Direction:  
Street: GLEN OAK  
Suffix: AVE  
Rating: S  
Reason for Significance: A modern interpretation of a popular post-war building type

Style: Split-Level  
Details:  
Date: 1950  
Architect:  
Historic Name:  
Other Surveys/Designations:



Street number: 371  
Direction:  
Street: HILL  
Suffix: AVE  
Rating: S  
Reason for Significance: A modern and streamlined example of the split-level and mid-century housing type. Possible feature and side drive, horizontal masonry and the flat, unadorned roof

Style: Ranch  
Details:  
Date: 1941  
Architect: Perkins, Wheeler & Will  
Historic Name: Sorensen, Stanley L.  
Other Surveys/Designations:



Street number: 981  
Direction:  
Street: HILL  
Suffix: AVE  
Rating: S  
Reason for Significance: A modern but classic example of the bungalow ranch house type

Style: Bungalow  
Details:  
Date: 1913 (circa)  
Architect:  
Historic Name:  
Other Surveys/Designations:

# Architectural Resources in the Turner-Duane Survey Area Glen Ellyn, IL



Street number: 493  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Handsome 1921 Colonial Revival, with ornamental details, wide entry porch, small square tower, and long colored windows.

Style: Colonial Revival  
 Details:  
 Date: 1921  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 455  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: If not the replacement residence, this is the Tudor Revival residence would be rated significant.

Style: Tudor Revival  
 Details:  
 Date: 1930  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 459  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: A relatively intact example of the Tudor Revival style, with excellent integrity.

Style: Tudor Revival  
 Details:  
 Date: 1930  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 541  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This open design epitomizes the Minimal Traditional style of the Post-World War II era. The 1 story entry addition is built, and complements the original design of the house.

Style: Minimal Traditional  
 Details: Tudor Revival  
 Date: 1948  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 547  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This home is an excellent example of the American Foursquare revival style, with a small square tower and full front porch with tapered columns.

Style: American Foursquare  
 Details:  
 Date: 1905 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 548  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Charming and well preserved example of the Minimal Traditional style.

Style: Minimal Traditional  
 Details: Cape Cod  
 Date: 1949  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

# Architectural Resources in the Turner-Duane Survey Area Glen Ellyn, IL

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Street number: 550  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Ideally an excellent example of the popular Colonial Revival style. The white columns over the front entry is a notable feature.

Style: Colonial Revival  
 Details:  
 Date: 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 553  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Substantive Prairie style residence from the 1910s, with straightforward masonry and windows, and unusual exterior detail. The three square windows along the front and rear elevation feature original leaded glass paneled windows.

Style: Prairie  
 Details:  
 Date: 1917  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 565  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Fine early 1920s example of the Colonial Revival style.

Style: Colonial Revival  
 Details:  
 Date: 1921  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 583  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Among the most impressive residences in the survey area, this Spanish Revival style house was the result of a remodeling of the Green Country Club House for Chicago resident J. R. Marshall.

Style: Spanish Revival  
 Details:  
 Date: 1930  
 Architect:  
 Historic Name: McLean-Marshall House  
 Other Surveys/Designations:



Street number: 597  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Of note for exceptional masonry and detail, this 1907 American Foursquare would be noted as an extremely significant.

Style: American Foursquare  
 Details:  
 Date: 1907  
 Architect:  
 Historic Name: McMillan, Frank/Clara H. Treedway House  
 Other Surveys/Designations: GEHS Plaque



Street number: 604  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This well-preserved mid-1920s Colonial Revival exhibits some characteristics reminiscent of the Spanish style.

Style: Colonial Revival  
 Details: Renaissance Revival  
 Date: 1926  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

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Street number: 791  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: A well-preserved and pristine form of the original Side Oak Cottage. It contains all the design details that the original house had and is the only one of its kind in the early Colonial Revival houses of the late 19th century.

Style: Side Oak Cottage  
 Details: Colonial Revival  
 Date: 1900  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 715  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Dutch Colonial Revival  
 Details:  
 Date: 1924  
 Architect:  
 Historic Name: Clunker, Leonard House  
 Other Surveys/Designations: GEHS Plaque (2010)



Street number: 717  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: American Four-square  
 Details:  
 Date: 1922  
 Architect:  
 Historic Name: Elsholt, David A. House  
 Other Surveys/Designations: GEHS Plaque



Street number: 763  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: NC  
 Reason for Significance:

Style: Dutch Colonial Revival (altered)  
 Details:  
 Date: 1906  
 Architect:  
 Historic Name: Granath, Crestau A.  
 Other Surveys/Designations: GEHS Plaque



Street number: 852  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Fine frame example of the Minimal Traditional style, with very few alterations.

Style: Minimal Traditional  
 Details:  
 Date: 1947  
 Architect: Farnes, E. H.  
 Historic Name:  
 Other Surveys/Designations:



Street number: 861  
 Direction:  
 Street: HILL  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: I-House  
 Details: Greek Revival  
 Date: 1863  
 Architect:  
 Historic Name: Smith, John House  
 Other Surveys/Designations: GEHS Plaque

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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Street number: 520-526  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of several fine Tudor Revival style commercial buildings in the survey area. This One-Part Commercial Block retains its original character.

Style: One-Part Commercial Block  
 Details: Tudor Revival  
 Date: 1925 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations: Glen Ellyn Downtown South NE (2013)



Street number: 530-532  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: If not for the replacement window, this impressive Tudor apartment building would be rated architecturally significant.

Style: Tudor Revival--Apartment Building  
 Details:  
 Date: 1929  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 537  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: This second block porch is the signature feature of the 1913 American Four-square. If not for the replacement, the house would be rated architecturally significant.

Style: American Four-square  
 Details:  
 Date: 1913  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 542  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of the few 1900 century residences in the survey area, this 1914 Queen Anne exhibits many of the characteristic features of the style, including irregular masonry, multiple wall treatments, and a complex roofline.

Style: Queen Anne-Queen Anne-Free Classic  
 Details:  
 Date: 1911  
 Architect:  
 Historic Name: Dodge, Orrin O. House  
 Other Surveys/Designations: GHHS Plaque; Local Landmark



Street number: 545  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: If not for replacement windows, this American Four-square would be rated architecturally significant.

Style: American Four-square  
 Details: Prairie  
 Date: 1915 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 547  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Stronach and 1920s Colonial Revival with Prairie details.

Style: Colonial Revival  
 Details: Prairie  
 Date: 1925  
 Architect:  
 Historic Name: Anderson, Albert J. House  
 Other Surveys/Designations:

Architectural Resources in the Turner-Duane Survey Area  
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Street number: 551  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This handsome late 1920s brick bungalow features some elements of the Mediterranean inspired Revival style that were also popular in that decade.

Style: Bungalow  
 Details: Renaissance Revival/Prairie  
 Date: 1927  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 561  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Impressive First Over Porch on permanent concrete lot. The curving opening of the porch on this first porch, are a notable detail in this otherwise modernized design.

Style: Prairie  
 Details:  
 Date: 1903  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 566  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Queen Anne  
 Details:  
 Date: 1894  
 Architect:  
 Historic Name: Kerr, Charles M. House  
 Other Surveys/Designations: GEHS Plaque, Local Landmark



Street number: 582  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: FA  
 Reason for Significance: A well-preserved Queen Anne - Free Classic American Four-square form. Most of the replacement windows, doors and the roof are historically significant.

Style: American Four-square  
 Details: Queen Anne - Free Classic  
 Date: 1906  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 585  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Typical example of the bungalow residential type, with open corner porch associated to larger main porch, with historic light windows.

Style: Bungalow  
 Details:  
 Date: 1922  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 587  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Planned and modern interpretation of the popular Tudor Revival style, with excellent integrity.

Style: Tudor Revival  
 Details:  
 Date: 1924  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

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Glen Ellyn, IL

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Street number: 639  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: If not for alterations, the original Prairie residence would be quite significant.

Style: Prairie  
 Details:  
 Date: 1912  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 643  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: A sparse, isolated example of the Prairie style, with little exterior and interior wood colonial residues.

Style: Bungalow  
 Details: Tudor Revival/Spanish Revival  
 Date: 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 674  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: This unusual design blends elements of the Tudor Revival and Craftsman styles.

Style: Tudor Revival/Craftsman  
 Details:  
 Date: 1913  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 675  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Simple, early Colonial Revival with Craftsman detailing.

Style: Colonial Revival  
 Details: Craftsman/Tudor Revival  
 Date: 1920  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 690  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Fine, early example of the American Four-square type, with full two-story, three-sided veranda wrap on front facade. If not for alterations, this house would be quite significant.

Style: American Four-square  
 Details: Queen Anne - Free Classic  
 Date: 1904  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 703  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of the most important examples of the Colonial Revival style in the survey area. The manner in which today's renovation is a notable feature.

Style: Colonial Revival  
 Details:  
 Date: 1924  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

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Street number: 704  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: An excellent example of the Prairie style. This early 1900s residence exhibits a strong horizontal emphasis created by multiple windows.

Style: Prairie  
 Details:  
 Date: 1905  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 709  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Excellent example of the Dutch Colonial style. This early 1900s residence exhibits a strong horizontal emphasis created by multiple windows.

Style: Dutch Colonial Revival  
 Details:  
 Date: 1924  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 835  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: A fine example of the Cape Cod style. This early 1900s residence exhibits a strong horizontal emphasis created by multiple windows.

Style: Cape Cod  
 Details:  
 Date: 1949  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 868  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: A fine example of the Tudor Revival style. This early 1900s residence exhibits a strong horizontal emphasis created by multiple windows.

Style: Tudor Revival  
 Details:  
 Date: 1931  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 876  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: A fine example of the Minimal Traditional style. This early 1900s residence exhibits a strong horizontal emphasis created by multiple windows.

Style: Minimal Traditional  
 Details:  
 Date: 1930  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 878  
 Direction:  
 Street: HILLSIDE  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: The simple, one-and-a-half-story house is a fine example of the early 1900s Minimal Traditional style.

Style: Minimal Traditional  
 Details:  
 Date: 1941  
 Architect: Houlban, Raymond  
 Historic Name:  
 Other Surveys/Designations:

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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Street number: 335  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: S  
 Reason for Significance: Beautifully maintained Colonial Revival with Craftsman detailing. Notable features include the ornate tile roof, entry porch with tapered brick columns, and south side porch with art glass windows.

Style: Colonial Revival  
 Details: Craftsman  
 Date: 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 343  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: C  
 Reason for Significance:

Style: Dutch Colonial Revival  
 Details:  
 Date: 1923  
 Architect:  
 Historic Name: Malec, Frank J.  
 Other Surveys/Designations: GEHS Plaque



Street number: 345  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: This early 1920s Bungalow is an example of "The Dutchman's" or "House House" style. It features a low-pitched roof, a small front porch, and a side porch. The house would be noted for its design.

Style: Bungalow  
 Details:  
 Date: 1920 (circa)  
 Architect: Sears, Roebuck & Co.  
 Historic Name:  
 Other Surveys/Designations:



Street number: 363  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: S  
 Reason for Significance: A classic example of the Craftsman Bungalow, with sweeping eaves supported by wood brackets, multiple stone chimneys, and a porch with a wide, overhanging roof.

Style: Craftsman Bungalow  
 Details:  
 Date: 1925  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 369  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: S  
 Reason for Significance: Standalone and substantial Bungalow built in the early 1920s. The house is dominated by its wide front porch, with a shallow front porch opening interrupted by square posts at entry.

Style: Bungalow  
 Details:  
 Date: 1921  
 Architect:  
 Historic Name: Crigg, Thomas M. House  
 Other Surveys/Designations: GEHS Plaque



Street number: 401-409  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: First for downtown, the Tudor Revival Commercial Block on a prominent corner would be noted for its historical significance.

Style: Two-Part Commercial Block  
 Details: Tudor Revival  
 Date: 1928  
 Architect: Rohm, Jean & Son  
 Historic Name: Robin Building  
 Other Surveys/Designations: Glen Ellyn Downtown South NR (2013)

# Architectural Resources in the Turner-Duane Survey Area Glen Ellyn, IL



Street number: 411  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: Although the structure has undergone extensive alterations, the 2nd story of this Tudor Commercial Block retains its historic character.

Style: Two-Part Commercial Block  
 Details: Tudor Revival  
 Date: 1926  
 Architect: Penneworth, L. O.  
 Historic Name: Tomlins, F. T. Building  
 Other Surveys/Designations: Glen Ellyn Downtown South NR (2013)



Street number: 413-415  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: If not for replacement windows on the 2nd and 3rd stories, this Tudor Revival Commercial Block, which was built for Guyton as a replacement for the lost Morris Building, would be considered architecturally significant.

Style: Two-Part Commercial Block  
 Details: Tudor Revival  
 Date: 1926  
 Architect: Belts & Holcomb  
 Historic Name: Acadia Building  
 Other Surveys/Designations: Glen Ellyn Downtown South NR (2013)



Street number: 419  
 Direction:  
 Street: MAIN  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: If not for alterations, this impressive Neo-Classical Commercial Block would be considered architecturally significant.

Style: Two-Part Commercial Block  
 Details: Neo-Classical  
 Date: 1929  
 Architect: Houlbarr, Hardee & Marks  
 Historic Name:  
 Other Surveys/Designations: Glen Ellyn Downtown South NR (2013)



Street number: 363  
 Direction:  
 Street: MAY  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: If not for prominent additions, this simple American Foursquare would be considered architecturally significant.

Style: American Foursquare  
 Details:  
 Date: 1914  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 331  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: C  
 Reason for Significance:

Style: Cable Front  
 Details:  
 Date: 1906  
 Architect:  
 Historic Name: Roy Y. Spelling House  
 Other Surveys/Designations: CHES Place



Street number: 339  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: B  
 Reason for Significance: Primarily used 1920s Colonial Revival, with Italianate detail and front dormer usually seen as Dutch Colonial design.

Style: Colonial Revival  
 Details:  
 Date: 1924  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL

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Street number: 342  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Outstanding Craftsman Bungalow, with a very high degree of integrity. The house was designated a local landmark in 2005.

Style: Craftsman Bungalow  
 Details:  
 Date: 1917  
 Architect:  
 Historic Name:  
 Other Surveys/Designations: Local Landmark (2005)



Street number: 345  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Well-preserved, unaltered example of the popular Colonial Revival style.

Style: Colonial Revival  
 Details:  
 Date: 1920 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 346  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Pleasant Craftsman, with bang of local pick entry canopy, stone entrance, and a side porch with deep overhang.

Style: Craftsman  
 Details:  
 Date: 1925 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 373  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Home with neo-classical man as early addition and replacement windows, this last 1920s Neo-Classical residence would be a good example of the style.

Style: Neo-Classical  
 Details:  
 Date: 1925  
 Architect: Cyllick, Elmer  
 Historic Name: Hendrix, Elmer L. House  
 Other Surveys/Designations:



Street number: 400  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: Excellent representative example, this handsome Tudor Revival residence would be a good architectural representation.

Style: Tudor Revival  
 Details:  
 Date: 1926  
 Architect: Kellerman & Kuhn  
 Historic Name: Maria, E. D. House  
 Other Surveys/Designations:



Street number: 403  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: Most likely Dutch Colonial Revival residence, with pick siding and 1 story porch side entry bay.

Style: Dutch Colonial Revival  
 Details:  
 Date: 1920 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

Architectural Resources in the Turner-Duane Survey Area  
Glen Ellyn, IL



Street number: 406  
 Direction:  
 Street: MONTCLAIR  
 Suffix: AVE  
 Rating: PS  
 Reason for Significance: (Just for picture was first at north end of first facade, but Tudor Revival residence could be cited as historic)

Style: Tudor Revival  
 Details:  
 Date: 1930  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 130  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: This represents Tudor Revival in use of the finest design in the survey area, and is particularly suitable for inclusion in listing to the National Register of Historic Places

Style: Tudor Revival  
 Details:  
 Date: 1928  
 Architect: Walker & Angell  
 Historic Name: Jennings, George T. House  
 Other Surveys/Designations:



Street number: 155  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: Charming Colonial Revival with Tudor Renaissance detailing

Style: Colonial Revival  
 Details: Renaissance Revival  
 Date: 1922  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 176  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: PS  
 Reason for Significance: (Just for replacement windows, this Colonial Revival structure would be cited as historic)

Style: Colonial Revival  
 Details: Mediterranean Revival  
 Date: 1917  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 197  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: PS  
 Reason for Significance: (Just for structure, this 1 1/2 story Colonial Revival would be cited as historic. The unusual front porch, topped with a flat roof with round arch supports, dominates the front facade of the house

Style: Colonial Revival  
 Details:  
 Date: 1926  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 199  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: This two-story Late Gothic Church building constructed a few years into the post-WWII era, retains most of its original features

Style: Late Gothic Revival--Church  
 Details:  
 Date: 1949  
 Architect: Kramer, W. F.  
 Historic Name: Faith Evangelical Lutheran Church  
 Other Surveys/Designations:

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Street number: 419  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: Best known example of the Colonial Revival style, with slight setback. Several entry surround.

Style: Colonial Revival  
 Details:  
 Date: 1923  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 435  
 Direction:  
 Street: PARK  
 Suffix: BLVD  
 Rating: S  
 Reason for Significance: A small, well-preserved example of the Prairie style. The north side porch features a historic addition dating from the 1930s.

Style: Prairie  
 Details:  
 Date: 1919  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 537  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: First Craftsman Bungalow with a set of three porches, shallow side gable roof with overhanging eaves and regional style traits and prominent front porch screen.

Style: Craftsman Bungalow  
 Details:  
 Date: 1915  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 541  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: First remaining Tudor Revival tradition, with a high degree of white-tiled interior.

Style: Tudor Revival  
 Details:  
 Date: 1925 (circa)  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:



Street number: 577  
 Direction:  
 Street: PHILLIPS  
 Suffix: AVE  
 Rating: S  
 Reason for Significance: One of a handful of examples of the Late Prairie style in the survey area.

Style: Late Prairie  
 Details:  
 Date: 1932  
 Architect: Allsgraff, Francis W.  
 Historic Name: Lodeski, R. J.  
 Other Surveys/Designations:



Street number: 584  
 Direction:  
 Street: SMITH  
 Suffix: ST  
 Rating: PS  
 Reason for Significance: Charming, more example of the Tudor Revival style. If not for replacement windows, the house would be considered a gem.

Style: Tudor Revival  
 Details:  
 Date: 1923  
 Architect:  
 Historic Name:  
 Other Surveys/Designations:

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|                                                                                     |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Street number:</b> 630<br><b>Direction:</b><br><b>Street:</b> SPALDING<br><b>Suffix:</b> AVE<br><b>Rating:</b> S<br><b>Reason for Significance:</b> Simple, well-preserved example of a Craftsman Bungalow                                                                      | <b>Style:</b> Craftsman Bungalow<br><b>Details:</b><br><b>Date:</b> 1915<br><b>Architect:</b><br><b>Historic Name:</b><br><b>Other Surveys/Designations:</b>             |
|    | <b>Street number:</b> 416<br><b>Direction:</b><br><b>Street:</b> TAYLOR<br><b>Suffix:</b> AVE<br><b>Rating:</b> PS<br><b>Reason for Significance:</b> If not for registered windows, this early 1920s Tudor Revival house would be considered insignificant.                       | <b>Style:</b> Tudor Revival<br><b>Details:</b><br><b>Date:</b> 1923<br><b>Architect:</b><br><b>Historic Name:</b><br><b>Other Surveys/Designations:</b>                  |
|    | <b>Street number:</b> 420<br><b>Direction:</b><br><b>Street:</b> TAYLOR<br><b>Suffix:</b> AVE<br><b>Rating:</b> S<br><b>Reason for Significance:</b> A lovely rounded tower with a red-tiled roof and a central half-timbered entrance is the charming 1930s Tudor Revival house.  | <b>Style:</b> Tudor Revival<br><b>Details:</b><br><b>Date:</b> 1931<br><b>Architect:</b><br><b>Historic Name:</b> Morse, H. House<br><b>Other Surveys/Designations:</b>  |
|  | <b>Street number:</b> 429<br><b>Direction:</b><br><b>Street:</b> TAYLOR<br><b>Suffix:</b> AVE<br><b>Rating:</b> S<br><b>Reason for Significance:</b> Restored Dutch Colonial residence with original architecture and side-gabled roof with overhanging eaves and corner brackets. | <b>Style:</b> Dutch Colonial<br><b>Details:</b><br><b>Date:</b> 1920<br><b>Architect:</b><br><b>Historic Name:</b><br><b>Other Surveys/Designations:</b>                 |
|  | <b>Street number:</b> 431<br><b>Direction:</b><br><b>Street:</b> TAYLOR<br><b>Suffix:</b> AVE<br><b>Rating:</b> S<br><b>Reason for Significance:</b> A rare and unusual example of the Bungalow type.                                                                              | <b>Style:</b> Bungalow<br><b>Details:</b><br><b>Date:</b> 1923<br><b>Architect:</b><br><b>Historic Name:</b><br><b>Other Surveys/Designations:</b>                       |
|  | <b>Street number:</b> 461<br><b>Direction:</b><br><b>Street:</b> TAYLOR<br><b>Suffix:</b> AVE<br><b>Rating:</b> S<br><b>Reason for Significance:</b> Early, first generation example of the Dutch Colonial Revival style, with excellent integrity.                                | <b>Style:</b> Dutch Colonial Revival<br><b>Details:</b><br><b>Date:</b> 1915 (circa)<br><b>Architect:</b><br><b>Historic Name:</b><br><b>Other Surveys/Designations:</b> |

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Street number: 188  
Direction:  
Street: TAYLOR  
Suffix: AVE  
Rating: S  
Reason for Significance: A nicely outlined and simple example of the most prevalent post-war housing type.

Style: Ranch  
Details:  
Date: 1957  
Architect: James, E.  
Historic Name: Senesman, L.  
Other Surveys/Designations:



Street number: 498  
Direction:  
Street: TAYLOR  
Suffix: AVE  
Rating: S  
Reason for Significance: Fine Queen Anne Free Classic style house. Excellent. Well maintained and in good public use. Available for reuse.

Style: Gable Front  
Details: Queen Anne - Free Classic  
Date: 1909  
Architect:  
Historic Name: Churchill, Anne House  
Other Surveys/Designations: GEIS Plaque



Street number: 544  
Direction:  
Street: TURNER  
Suffix: AVE  
Rating: S  
Reason for Significance: This is a well-maintained late 1920s Cape Cod house. It features the original front entry porch with plaster columns and a small porch with plaster columns and a small porch with plaster columns.

Style: Cape Cod  
Details:  
Date: 1928  
Architect: Bruckow, O. E.  
Historic Name:  
Other Surveys/Designations:



Street number: 588  
Direction:  
Street: TURNER  
Suffix: AVE  
Rating: PS  
Reason for Significance: An excellent example of the popular Tudor Revival style. The house is well-maintained and in good public use. It is a fine example of the style and should be preserved.

Style: Tudor Revival  
Details:  
Date: 1917  
Architect:  
Historic Name:  
Other Surveys/Designations:

APPENDIX 4:  
INVENTORY OF STRUCTURES  
IN THE SURVEY AREAS

Architectural Resources in the Turner-Duane Survey Area  
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| TURNER-DUANE SURVEY AREA |           |     |        |                            |                       |                      |                   |
|--------------------------|-----------|-----|--------|----------------------------|-----------------------|----------------------|-------------------|
| STREET #                 | STREET    | ABB | RATING | ARCHITECTURAL STYLE        | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION | ARCHITECT         |
| 424                      | ANNANDALE | AVE | C      | Dutch Colonial Revival     |                       | 1923                 |                   |
| 425                      | ANNANDALE | AVE | NC     | Neo-Traditional            |                       | 1988                 |                   |
| 428                      | ANNANDALE | AVE | NC     | Neo-Traditional (altered)  |                       | 1923                 |                   |
| 429                      | ANNANDALE | AVE | NC     | Neo-Traditional (altered)  |                       | 1923                 |                   |
| 432                      | ANNANDALE | AVE | NC     | Neo-Traditional (altered)  |                       | 1923                 |                   |
| 433                      | ANNANDALE | AVE | C      | Bungalow                   |                       | 1924                 |                   |
| 654                      | BREMER    | CT  | C      | Ranch                      |                       | 1956                 |                   |
| 655                      | BREMER    | CT  | C      | Ranch                      |                       | 1956                 |                   |
| 660                      | BREMER    | CT  | S      | Ranch                      | Colonial Revival      | 1957                 |                   |
| 661                      | BREMER    | CT  | S      | Ranch                      |                       | 1955                 | perkins & Norris  |
| 343                      | BRYANT    | AVE | C      | Tudor Revival              | Colonial Revival      | 1929                 |                   |
| 345                      | BRYANT    | AVE | C      | Colonial Revival           |                       | 1947                 | Ericksen, F. E.   |
| 350                      | BRYANT    | AVE | C      | Neo-Classical--School      |                       | 1928                 |                   |
| 351                      | BRYANT    | AVE | C      | Colonial Revival           |                       | 1925                 |                   |
| 357                      | BRYANT    | AVE | C      | Ranch                      |                       | 1955                 | Musser, Frank S.  |
| 361                      | BRYANT    | AVE | C      | Minimal Traditional        | Tudor Revival         | 1948                 | Schwall, Lawrence |
| 362                      | BRYANT    | AVE | NC     | Neo-Colonial               |                       | 1977                 |                   |
| 363                      | BRYANT    | AVE | C      | Ranch                      |                       | 1955                 | Carlstedt, Roy    |
| 366                      | BRYANT    | AVE | C      | Tudor Revival              |                       | 1930                 | Montgomery Ward   |
| 367                      | BRYANT    | AVE | C      | Ranch                      |                       | 1955                 |                   |
| 371                      | BRYANT    | AVE | C      | Ranch                      |                       | 1955                 |                   |
| 386                      | BRYANT    | AVE | C      | Ranch                      |                       | 1955                 | Maiwurm, R.       |
| 394                      | BRYANT    | AVE | C      | Ranch                      |                       | 1955                 | Larson, Arnold L. |
| 400                      | BRYANT    | AVE | NC     | Neo-Traditional (Colonial) |                       | 1997                 |                   |
| 401                      | BRYANT    | AVE | NC     | Neo-Traditional            |                       | 2011                 |                   |
| 403                      | BRYANT    | AVE | C      | American Foursquare        |                       | 1905 (circa)         |                   |
| 408                      | BRYANT    | AVE | C      | Ranch                      |                       | 1953                 | Houlihan, Raymond |
| 414                      | BRYANT    | AVE | C      | Ranch                      |                       | 1953                 | [illegible]       |
| 418                      | BRYANT    | AVE | C      | Ranch                      |                       | 1957                 | Dewey & Pavlovich |

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| TURNER-DUANE SURVEY AREA |        |     |        |                             |                       |                      |
|--------------------------|--------|-----|--------|-----------------------------|-----------------------|----------------------|
| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE         | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 421                      | BRYANT | AVE | NC     | Split-Level                 |                       | 1957                 |
| 430                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 2004                 |
| 436                      | BRYANT | AVE | C      | Minimal Traditional         |                       | 1950                 |
| 439                      | BRYANT | AVE | NC     | Neo-Traditional (Colonial)  |                       | 2003                 |
| 440                      | BRYANT | AVE | C      | Split-Level                 |                       | 1950                 |
| 442                      | BRYANT | AVE | NC     | Neo-Traditional (altered)   |                       | 1916                 |
| 445                      | BRYANT | AVE | NC     | Neo-Traditional (Craftsman) |                       | 2005                 |
| 447                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 2008                 |
| 448                      | BRYANT | AVE | C      | Bungalow                    |                       | 1915 (circa)         |
| 452                      | BRYANT | AVE | C      | Bungalow                    |                       | 1916                 |
| 457                      | BRYANT | AVE | NC     | Ranch                       |                       | 1950                 |
| 458                      | BRYANT | AVE | C      | Bungalow                    |                       | 1915                 |
| 462                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 2000                 |
| 465                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 2006                 |
| 466                      | BRYANT | AVE | C      | Craftsman Bungalow          |                       | 1927                 |
| 467                      | BRYANT | AVE | C      | Bungalow                    |                       | 1921                 |
| 470                      | BRYANT | AVE | C      | Ranch/Minimal Traditional   |                       | 1950                 |
| 473                      | BRYANT | AVE | NC     | Neo-Traditional (altered)   |                       | 1965 (circa)         |
| 477                      | BRYANT | AVE | C      | Craftsman Bungalow          |                       | 1921                 |
| 489                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 1999                 |
| 494                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 2005                 |
| 495                      | BRYANT | AVE | C      | Bungalow                    |                       | 1916                 |
| 501                      | BRYANT | AVE | NC     | No Style                    |                       | 1928                 |
| 502                      | BRYANT | AVE | NC     | Neo-Traditional (Colonial)  |                       | 2002                 |
| 508                      | BRYANT | AVE | NC     | Neo-Traditional             |                       | 1994                 |
| 509                      | BRYANT | AVE | NC     | Ranch                       |                       | 1975                 |
| 512                      | BRYANT | AVE | C      | Bungalow                    |                       | 1907                 |
| 516                      | BRYANT | AVE | C      | Bungalow                    |                       | 1926                 |
| 520                      | BRYANT | AVE | C      | Bungalow                    |                       | 1927                 |

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| TURNER-DUANE SURVEY AREA |          |     |        |                        |                       |                      |
|--------------------------|----------|-----|--------|------------------------|-----------------------|----------------------|
| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE    | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 521                      | BRYANT   | AVE | C      | Gable Front            |                       | 1928                 |
| 525                      | BRYANT   | AVE | C      | Gable Front            |                       | 1911                 |
| 526                      | BRYANT   | AVE | C      | Bungalow               |                       | 1918                 |
| 529                      | BRYANT   | AVE | NC     | Neo-Traditional        |                       | 2013                 |
| 385                      | CARLETON | AVE | C      | Neo-Colonial           |                       | 1962                 |
| 386                      | CARLETON | AVE | C      | Neo-Colonial           |                       | 1962                 |
| 394                      | CARLETON | AVE | C      | Neo-Classical          |                       | 1962                 |
| 397                      | CARLETON | AVE | C      | No Style               |                       | 1905                 |
| 400                      | CARLETON | AVE | C      | Ranch                  |                       | 1958                 |
| 401                      | CARLETON | AVE | C      | Contemporary           |                       | 1960                 |
| 404                      | CARLETON | AVE | C      | Neo-Colonial           |                       | 1962                 |
| 405                      | CARLETON | AVE | C      | Neo-Colonial           |                       | 1962                 |
| 408                      | CARLETON | AVE | C      | Neo-Colonial           |                       | 1963                 |
| 409                      | CARLETON | AVE | C      | Neo-Colonial           |                       | 1962                 |
| 429                      | CARLETON | AVE | C      | Bungalow               |                       | 1920                 |
| 431                      | CARLETON | AVE | C      | Bungalow               |                       | 1920                 |
| 436                      | CARLETON | AVE | C      | Ranch                  |                       | 1954                 |
| 437                      | CARLETON | AVE | S      | Bungalow               |                       | 1926                 |
| 442                      | CARLETON | AVE | C      | Raised Ranch           |                       | 1954                 |
| 443                      | CARLETON | AVE | NC     | No Style (altered)     |                       | 1920                 |
| 447                      | CARLETON | AVE | C      | Bungalow               |                       | 1920                 |
| 448                      | CARLETON | AVE | C      | Ranch                  |                       | 1954                 |
| 455                      | CARLETON | AVE | C      | Bungalow               |                       | 1920                 |
| 456                      | CARLETON | AVE | NC     | Neo-Traditional        |                       | 1994                 |
| 459                      | CARLETON | AVE | NC     | Split-Level (altered)  |                       | 1919                 |
| 465                      | CARLETON | AVE | C      | Ranch                  |                       | 1957                 |
| 466                      | CARLETON | AVE | NC     | Neo-Traditional        |                       | 1998                 |
| 467                      | CARLETON | AVE | S      | Dutch Colonial Revival |                       | 1916                 |
| 468                      | CARLETON | AVE | NC     | Neo-Traditional        |                       | 2006                 |

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| TURNER-DUANE SURVEY AREA |              |        |        |                        |                        |                      |
|--------------------------|--------------|--------|--------|------------------------|------------------------|----------------------|
| STREET #                 | STREET       | ABB    | RATING | ARCHITECTURAL STYLE    | ARCHITECTURAL DETAILS  | DATE OF CONSTRUCTION |
| 472                      | CARLETON     | AVE C  | C      | Split-Level            |                        | 1958                 |
| 474                      | CARLETON     | AVE C  | C      | Gable Front            | Craftsman              | 1906                 |
| 475                      | CARLETON     | AVE C  | C      | Garage                 | Dutch Colonial Revival | 1947                 |
| 479                      | CARLETON     | AVE C  | C      | Tudor Revival          |                        | 1924                 |
| 480                      | CARLETON     | AVE C  | C      | l-House                |                        | 1860 (circa)         |
| 488                      | CARLETON     | AVE NC | NC     | Neo-Traditional        |                        | 2013                 |
| 490                      | CARLETON     | AVE C  | C      | Minimal Traditional    |                        | 1954                 |
| 491                      | CARLETON     | AVE NC | NC     | Neo-Traditional        |                        | 2005 (circa)         |
| 494                      | CARLETON     | AVE NC | NC     | Neo-Traditional        |                        | 1928                 |
| 497                      | CARLETON     | AVE C  | C      | Bungalow               |                        | 1919                 |
| 498                      | CARLETON     | AVE C  | C      | Dutch Colonial Revival |                        | 1905                 |
| 503                      | CARLETON     | AVE NC | NC     | Bungalow               |                        | 1915 (circa)         |
| 504                      | CARLETON     | AVE NC | NC     | Neo-Traditional        |                        | 2000                 |
| 506                      | CARLETON     | AVE NC | NC     | Bungalow               |                        | 1920                 |
| 509                      | CARLETON     | AVE C  | C      | Bungalow               |                        | 1925 (circa)         |
| 511                      | CARLETON     | AVE C  | C      | Contemporary           |                        | 1956                 |
| 514                      | CARLETON     | AVE C  | C      | Split-Level            |                        | 1959                 |
| 515                      | CARLETON     | AVE S  | S      | Craftsman Bungalow     |                        | 1911                 |
| 521                      | CARLETON     | AVE S  | S      | Dutch Colonial Revival |                        | 1928                 |
| 450                      | COUNTRY CLUB | LN NC  | NC     | Neo-Traditional        |                        | 1996                 |
| 461                      | COUNTRY CLUB | LN NC  | NC     | Neo-Traditional        |                        | 1990                 |
| 470                      | COUNTRY CLUB | LN NC  | NC     | Neo-Traditional        |                        | 1991                 |
| 471                      | COUNTRY CLUB | LN NC  | NC     | Neo-Traditional        |                        | 1991                 |
| 480                      | COUNTRY CLUB | LN NC  | NC     | Neo-Traditional        |                        | 1990                 |
| 490                      | COUNTRY CLUB | LN NC  | NC     | Neo-Traditional        |                        | 1992                 |

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| TURNER-DUANE SURVEY AREA |              |     |        |                                       |                           |                      | ARCHITECT                 |
|--------------------------|--------------|-----|--------|---------------------------------------|---------------------------|----------------------|---------------------------|
| STREET #                 | STREET       | ABB | RATING | ARCHITECTURAL STYLE                   | ARCHITECTURAL DETAILS     | DATE OF CONSTRUCTION |                           |
| 500                      | COUNTRY CLUB | LN  | NC     | Neo-Traditional                       |                           | 1990                 |                           |
| 510                      | COUNTRY CLUB | LN  | NC     | Neo-Traditional                       |                           | 1990                 |                           |
| 520                      | COUNTRY CLUB | LN  | NC     | Neo-Traditional                       |                           | 1995                 |                           |
| 530-32                   | DUANE        | ST  | C      | One Part Commercial Block/Gable Front |                           | 1880 (circa)         |                           |
| 534                      | DUANE        | ST  | NC     | One-Part Commercial Block             | Contemporary              | 1975 (circa)         |                           |
| 535                      | DUANE        | ST  | S      | Neo-Classical--School                 |                           | 1929                 | Brydges, Norman           |
| 540-542                  | DUANE        | ST  | C      | Contemporary                          |                           | 1960                 | Perins, Norris and Mulloy |
| 546                      | DUANE        | ST  | C      | Freestanding Commercial               | Colonial Revival          | 1960 (circa)         |                           |
| 550                      | DUANE        | ST  | NC     | Parking Lot                           |                           |                      |                           |
| 565                      | DUANE        | ST  | C      | Mansard                               | Neo-Colonial              | 1962                 | Perkins & Norris          |
| 579                      | DUANE        | ST  | C      | Contemporary--Apartment Building      |                           | 1960 (circa)         |                           |
| 580                      | DUANE        | ST  | C      | Freestanding Commercial               | Neo-Colonial              | 1960 (circa)         |                           |
| 583                      | DUANE        | ST  | C      | Contemporary--Duplexes (2)            |                           | 1960 (circa)         |                           |
| 586                      | DUANE        | ST  | NC     | Freestanding Commercial               | Neo-Traditional/Neo-Tudor | 1980 (circa)         |                           |
| 595                      | DUANE        | ST  | C      | Neo-French--Apartment Building        |                           | 1964                 |                           |
| 610                      | DUANE        | ST  | PS     | Prairie                               |                           | 1905                 |                           |
| 616                      | DUANE        | ST  | C      | Dutch Colonial Revival                |                           | 1927                 |                           |
| 620                      | DUANE        | ST  | NC     | Bungalow (altered)                    |                           | 1925                 |                           |
| 621                      | DUANE        | ST  | NC     | Neo-Traditional                       |                           | 2014                 |                           |
| 624                      | DUANE        | ST  | C      | Craftsman                             |                           | 1916                 |                           |
| 625                      | DUANE        | ST  | C      | American Foursquare (altered)         |                           | 1921                 |                           |
| 628                      | DUANE        | ST  | C      | Dutch Colonial Revival                |                           | 1913                 |                           |
| 631                      | DUANE        | ST  | NC     | Neo-Traditional (altered)             |                           | 1921                 |                           |
| 632                      | DUANE        | ST  | C      | Bungalow                              |                           | 1928                 |                           |
| 634                      | DUANE        | ST  | C      | Craftsman                             |                           | 1916                 |                           |

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| TURNER-DUANE SURVEY AREA |        |     |        |                             |                       |                      |
|--------------------------|--------|-----|--------|-----------------------------|-----------------------|----------------------|
| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE         | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 638                      | DUANE  | ST  | C      | Bungalow                    |                       | 1916                 |
| 641                      | DUANE  | ST  | C      | Bungalow                    |                       | 1921                 |
| 642                      | DUANE  | ST  | S      | Craftsman                   |                       | 1916                 |
| 645                      | DUANE  | ST  | S      | Colonial Revival            |                       | 1916                 |
| 646                      | DUANE  | ST  | C      | American Foursquare         |                       | 1925                 |
| 650                      | DUANE  | ST  | PS     | Tudor Revival               |                       | 1925                 |
| 651                      | DUANE  | ST  | C      | Bungalow                    |                       | 1909                 |
| 654                      | DUANE  | ST  | C      | Colonial Revival            |                       | 1911                 |
| 655                      | DUANE  | ST  | C      | Craftsman Bungalow          |                       | 1921                 |
| 667                      | DUANE  | ST  | C      | American Foursquare         | Prairie               | 1906                 |
| 674                      | DUANE  | ST  | NC     | Neo-Traditional (Craftsman) |                       | 2006                 |
| 675                      | DUANE  | ST  | C      | Renaissance Revival         |                       | 1926                 |
| 677                      | DUANE  | ST  | C      | Split-Level                 |                       | 1952                 |
| 680                      | DUANE  | ST  | C      | Bi-Level                    |                       | 1960                 |
| 681                      | DUANE  | ST  | NC     | Split-Level                 |                       | 1952                 |
| 684                      | DUANE  | ST  | NC     | Bi-Level (altered)          |                       | 1960                 |
| 685                      | DUANE  | ST  | NC     | Neo-Traditional             |                       | 2004                 |
| 689                      | DUANE  | ST  | C      | French Eclectic             |                       | 1938                 |
| 690                      | DUANE  | ST  | C      | Bi-Level                    | Neo-Colonial          | 1960                 |
| 695                      | DUANE  | ST  | NC     | Neo-Colonial                |                       | 1978                 |
| 698                      | DUANE  | ST  | NC     | Neo-Traditional             |                       | 2005                 |
| 700                      | DUANE  | ST  | C      | Minimal Traditional         |                       | 1948                 |
| 702                      | DUANE  | ST  | C      | Minimal Traditional         |                       | 1948                 |
| 705                      | DUANE  | ST  | C      | Tudor Revival               |                       | 1950                 |
| 711                      | DUANE  | ST  | C      | Colonial Revival            |                       | 1962                 |
| 715                      | DUANE  | ST  | C      | Ranch                       |                       | 1954                 |
| 716                      | DUANE  | ST  | C      | Ranch                       |                       | 1949                 |
| 720                      | DUANE  | ST  | C      | Craftsman                   |                       | 1909                 |
| 721                      | DUANE  | ST  | NC     | Contemporary                |                       | 1991                 |

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| TURNER-DUANE SURVEY AREA |        |      |        |                                  |                       |                      |
|--------------------------|--------|------|--------|----------------------------------|-----------------------|----------------------|
| STREET #                 | STREET | ABB  | RATING | ARCHITECTURAL STYLE              | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 724                      | DUANE  | ST   | NC     | Neo-Traditional                  |                       | 1997                 |
| 726                      | DUANE  | ST   | C      | Gable Front                      | Prairie               | 1920                 |
| 739                      | DUANE  | ST   | C      | Colonial Revival (altered)       |                       | 1906                 |
| 750                      | DUANE  | ST   | NC     | Neo-Tudor                        |                       | 1979                 |
| 777                      | DUANE  | ST   | NC     | No Style (altered)               |                       | 1928                 |
| 781                      | DUANE  | ST   | NC     | Split-Level                      |                       | 1968                 |
| 784                      | DUANE  | ST   | NC     | Neo-Colonial                     |                       | Hart, Fred           |
| 785                      | DUANE  | ST   | NC     | Neo-Colonial                     |                       | Marks, Edward        |
| 794                      | DUANE  | ST   | C      | No Style                         |                       | Marks, E.            |
| 820                      | DUANE  | ST   | NC     | Vacant Lot                       |                       | 1921                 |
| 825                      | DUANE  | ST   | C      | Ranch (altered)                  |                       |                      |
| 843                      | DUANE  | ST   | C      | Bungalow                         |                       | 1920 (circa)         |
| 844                      | DUANE  | ST   | C      | Bungalow                         |                       | 1928                 |
| 864                      | DUANE  | ST   | NC     | Split-Level (altered)            |                       | 1940                 |
| 870                      | DUANE  | ST   | NC     | Neo-Traditional                  |                       | 1959                 |
| 874                      | DUANE  | ST   | NC     | Split-Level                      |                       | 1996                 |
| 875                      | DUANE  | ST   | NC     | Mansard                          |                       | 1965                 |
| 879                      | DUANE  | ST   | NC     | Mansard                          |                       | 1969                 |
| 880                      | DUANE  | ST   | NC     | Ranch                            |                       | Scott, J.            |
| 883                      | DUANE  | ST   | C      | No Style                         |                       | Kastrup, Carl J.     |
| 886                      | DUANE  | ST   | C      | Ranch                            |                       | Pojman, Vic          |
| 887                      | DUANE  | ST   | C      | Ranch                            |                       | Kastrup, Carl J.     |
| 481                      | DUANE  | TERR | C      | Contemporary--Apartment Building |                       | Williamson, T. M.    |
| 482                      | DUANE  | TERR | C      | Contemporary--Apartment Building |                       | Kastrup, Carl J.     |
| 485                      | DUANE  | TERR | C      | Contemporary--Apartment Building |                       | [illegible]          |
| 486                      | DUANE  | TERR | C      | Contemporary--Apartment Building |                       | Meyer, Tad           |
| 300                      | FOREST | AVE  | NC     | Vacant Lot                       |                       | [illegible]          |
| 305                      | FOREST | AVE  | C      | Dutch Colonial Revival           |                       | Meyer, Tad           |
| 306                      | FOREST | AVE  | C      | Craftsman                        |                       |                      |

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| TURNER-DUANE SURVEY AREA |           |       |        |                                            |                             |                      |
|--------------------------|-----------|-------|--------|--------------------------------------------|-----------------------------|----------------------|
| STREET #                 | STREET    | ABB   | RATING | ARCHITECTURAL STYLE                        | ARCHITECTURAL DETAILS       | DATE OF CONSTRUCTION |
| 309                      | FOREST    | AVE C | C      | Colonial Revival                           |                             | 1921                 |
| 310                      | FOREST    | AVE C | C      | Side Gable                                 | Queen Anne/Colonial Revival | 1916                 |
| 350                      | FOREST    | AVE   | NC     | Tudor Revival                              |                             | 1910                 |
| 359                      | FOREST    | AVE C | C      | Ranch                                      |                             | 1948                 |
| 360                      | FOREST    | AVE C | C      | Craftsman                                  |                             | 1910                 |
| 365                      | FOREST    | AVE C | C      | Colonial Revival                           |                             | 1950                 |
| 373                      | FOREST    | AVE S | S      | Craftsman Bungalow                         |                             | 1924                 |
| 376                      | FOREST    | AVE   | NC     | Neo-Traditional                            |                             | 2005                 |
| 381                      | FOREST    | AVE   | NC     | Tudor Revival (altered)                    |                             | 1951                 |
| 382                      | FOREST    | AVE C | C      | Craftsman Bungalow                         |                             | 1913                 |
| 386                      | FOREST    | AVE C | C      | Contemporary                               |                             | 1956                 |
| 389                      | FOREST    | AVE C | C      | Split-Level                                |                             | 1960                 |
| 417                      | FOREST    | AVE C | C      | Bungalow                                   |                             | 1915 (circa)         |
| 423                      | FOREST    | AVE C | C      | Bungalow                                   |                             | 1920 (circa)         |
| 424                      | FOREST    | AVE   | PS     | Late Gothic Revival--Church                |                             | 1957/2009 (church)   |
| 427                      | FOREST    | AVE C | C      | Bungalow                                   |                             | 1920 (circa)         |
| 453                      | FOREST    | AVE   | NC     | Freestanding Commercial                    | Contemporary/Mansard        | 1965 (circa)         |
| 871                      | GLEN OAK  | AVE   | NC     | Neo-Traditional (Colonial)                 |                             | 1984                 |
| 881                      | GLEN OAK  | AVE S | S      | Split-Level                                |                             | 1950                 |
| 885                      | GLEN OAK  | AVE   | NC     | No Style (altered)                         |                             | 1954                 |
| 891                      | GLEN OAK  | AVE C | C      | Ranch                                      |                             | 1955                 |
| 290                      | GLENWOOD  | AVE   | NC     | Neo-Traditional (Queen Anne)               |                             | 1997                 |
| 296                      | GLENWOOD  | AVE C | C      | Dutch Colonial Revival                     |                             | 1923                 |
| 300                      | GLENWOOD  | AVE C | C      | Bungalow                                   |                             | 1923                 |
| 304                      | GLENWOOD  | AVE C | C      | Bungalow                                   |                             | 1916                 |
| 308                      | GLENWOOD  | AVE C | C      | Queen Anne - Free Classic/Colonial Revival |                             | 1912                 |
| 350                      | GRANDVIEW | AVE   | NC     | Neo-Traditional                            |                             | 1992                 |
| 355                      | GRANDVIEW | AVE C | C      | Ranch                                      |                             | 1955                 |

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|--------------------------|-----------|-----|--------|------------------------|-----------------------|----------------------|------------------------------|
| STREET #                 | STREET    | ABB | RATING | ARCHITECTURAL STYLE    | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION | ARCHITECT                    |
| 356                      | GRANDVIEW | AVE | NC     | Neo-Traditional        |                       | 1992                 |                              |
| 361                      | GRANDVIEW | AVE | C      | Ranch                  |                       | 1954                 | Gervasio, Private Leonard M. |
| 366                      | GRANDVIEW | AVE | C      | Dutch Colonial Revival |                       | 1928                 |                              |
| 367                      | GRANDVIEW | AVE | C      | Ranch                  |                       | 1955                 | Palmer, M.                   |
| 370                      | GRANDVIEW | AVE | C      | Tudor Revival          |                       | 1928                 |                              |
| 371                      | GRANDVIEW | AVE | C      | Ranch                  |                       | 1951                 |                              |
| 372                      | GRANDVIEW | AVE | C      | Ranch                  |                       | 1951                 | Lindgren, E. G.              |
| 375                      | GRANDVIEW | AVE | C      | Minimal Traditional    |                       | 1948                 | Bristle, Joseph Henry        |
| 377                      | GRANDVIEW | AVE | C      | Colonial Revival       |                       | 1950                 | Perkins, G. A.               |
| 378                      | GRANDVIEW | AVE | C      | Minimal Traditional    |                       | 1954                 | Neomode, Albert              |
| 380                      | GRANDVIEW | AVE | NC     | Bungalow (altered)     |                       | 1925 (circa)         |                              |
| 381                      | GRANDVIEW | AVE | C      | Ranch                  |                       | 1950                 | Sachhoff, Howard             |
| 384                      | GRANDVIEW | AVE | C      | Colonial Revival       |                       | 1948                 |                              |
| 385                      | GRANDVIEW | AVE | C      | Cape Cod               |                       | 1950                 | Schnelhoff, Howard           |
| 389                      | GRANDVIEW | AVE | NC     | Ranch                  |                       | 1954                 | Perkins, Gerald              |
| 390                      | GRANDVIEW | AVE | NC     | Neo-Traditional        |                       | 1989                 |                              |
| 393                      | GRANDVIEW | AVE | C      | Split-Level            |                       | 1963                 | Nemoede, Albert              |
| 351                      | HILL      | AVE | C      | Colonial Revival       |                       | 1939                 |                              |
| 355                      | HILL      | AVE | NC     | Neo-Colonial           |                       | 1960                 | Perkins & Norris             |
| 357                      | HILL      | AVE | C      | Colonial Revival       |                       | 1920 (circa)         |                              |
| 363                      | HILL      | AVE | NC     | Cape Cod (altered)     |                       | 1940                 | Spieler, H.                  |
| 371                      | HILL      | AVE | S      | Ranch                  |                       | 1941                 | Perkins, Wheeler & Will      |
| 379                      | HILL      | AVE | NC     | Neo-Traditional        |                       | 2005                 |                              |
| 381                      | HILL      | AVE | S      | Bungalow               |                       | 1915 (circa)         |                              |
| 391                      | HILL      | AVE | C      | Cape Cod               |                       | 1926                 | Robinson, George             |
| 393                      | HILL      | AVE | C      | Colonial Revival       |                       | 1929                 | Spieler, H. R.               |
| 399                      | HILL      | AVE | C      | Colonial Revival       |                       | 1927                 | Bishop, R. E.                |
| 403                      | HILL      | AVE | S      | Colonial Revival       |                       | 1921                 |                              |
| 409                      | HILL      | AVE | C      | Dutch Colonial Revival |                       | 1921                 |                              |

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| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE           | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 413                      | HILL   | AVE | NC     | Neo-Traditional (altered)     |                       | 1901                 |
| 419                      | HILL   | AVE | C      | Bungalow                      |                       | 1920                 |
| 423                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 2004                 |
| 427                      | HILL   | AVE | C      | Bungalow                      |                       | 1921                 |
| 429                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 2003                 |
| 433                      | HILL   | AVE | C      | Split-Level                   |                       | 1958                 |
| 437                      | HILL   | AVE | C      | Minimal Traditional           |                       | 1959                 |
| 439                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 2003                 |
| 451                      | HILL   | AVE | C      | Bungalow                      |                       | 1925                 |
| 455                      | HILL   | AVE | PS     | Tudor Revival                 |                       | 1930                 |
| 459                      | HILL   | AVE | S      | Tudor Revival                 |                       | 1930                 |
| 465                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 1996                 |
| 475                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 1986                 |
| 501                      | HILL   | AVE | C      | Neo-Classical--School         |                       | 1920 (1st floor)     |
| 523                      | HILL   | AVE | NC     | Neo-Traditional (Craftsman)   |                       | 1922                 |
| 528                      | HILL   | AVE | NC     | Neo-Traditional (Colonial)    |                       | 1955                 |
| 531                      | HILL   | AVE | C      | Colonial Revival              | Renaissance Revival   | 1900 (circa)         |
| 534                      | HILL   | AVE | C      | Dutch Colonial Revival        |                       | 1929                 |
| 537                      | HILL   | AVE | C      | Colonial Revival              |                       | 1901                 |
| 540                      | HILL   | AVE | C      | Colonial Revival              |                       | 1905 (circa)         |
| 541                      | HILL   | AVE | S      | Minimal Traditional           | Tudor Revival         | 1948                 |
| 543                      | HILL   | AVE | NC     | No Style (altered)            |                       | 1955                 |
| 544                      | HILL   | AVE | NC     | Minimal Traditional (altered) |                       | 1950                 |
| 547                      | HILL   | AVE | S      | American Foursquare           |                       | 1905 (circa)         |
| 548                      | HILL   | AVE | S      | Minimal Traditional           | Cape Cod              | 1949                 |
| 550                      | HILL   | AVE | S      | Colonial Revival              |                       | 1920                 |
| 553                      | HILL   | AVE | S      | Prairie                       |                       | 1917                 |
| 562                      | HILL   | AVE | C      | Colonial Revival              |                       | 1921                 |
| 565                      | HILL   | AVE | S      | Colonial Revival              |                       | 1921                 |

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|--------------------------|--------|-----|--------|-------------------------------|-----------------------|----------------------|--------------------------|
| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE           | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |                          |
| 571                      | HILL   | AVE | C      | Colonial Revival              |                       | 1927                 |                          |
| 572                      | HILL   | AVE | NC     | Neo-Traditional (French)      |                       | 2002                 |                          |
| 578                      | HILL   | AVE | NC     | Neo-Traditional (Renaissance) |                       | 1993                 |                          |
| 583                      | HILL   | AVE | S      | Spanish Revival               |                       | 1930                 |                          |
| 584                      | HILL   | AVE | C      | Craftsman                     |                       | 1915                 |                          |
| 590                      | HILL   | AVE | NC     | American Foursquare           | Prairie/Craftsman     | 1915                 |                          |
| 591                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 1992                 |                          |
| 597                      | HILL   | AVE | PS     | American Foursquare           |                       | 1907                 |                          |
| 598                      | HILL   | AVE | C      | Queen Anne                    |                       | 1906                 |                          |
| 604                      | HILL   | AVE | S      | Colonial Revival              | Renaissance Revival   | 1926                 |                          |
| 605                      | HILL   | AVE | NC     | Colonial Revival              |                       | 1916                 |                          |
| 606                      | HILL   | AVE | C      | Colonial Revival              |                       | 1937                 |                          |
| 635                      | HILL   | AVE | C      | Bungalow                      |                       | 1921                 |                          |
| 636                      | HILL   | AVE | C      | Dutch Colonial Revival        |                       | 1926                 |                          |
| 641                      | HILL   | AVE | C      | Neo-Colonial                  |                       | 1961                 |                          |
| 642                      | HILL   | AVE | C      | Bungalow                      |                       | 1913                 |                          |
| 644                      | HILL   | AVE | C      | Neo-Colonial                  |                       | 1962                 | Chapman, Walter E.       |
| 645                      | HILL   | AVE | C      | Neo-Colonial                  |                       | 1959                 | Perkins, Norris & Mulloy |
| 647                      | HILL   | AVE | C      | Split-Level                   |                       | 1939                 | Gerhardt, Herman         |
| 648                      | HILL   | AVE | C      | Ranch                         |                       | 1956                 | Tanner, H.               |
| 649                      | HILL   | AVE | C      | Bungalow                      |                       | 1916                 |                          |
| 651                      | HILL   | AVE | C      | Bungalow                      |                       | 1924                 |                          |
| 653                      | HILL   | AVE | C      | Bungalow                      |                       | 1925                 |                          |
| 654                      | HILL   | AVE | NC     | Neo-Traditional               |                       | 2002                 |                          |
| 658                      | HILL   | AVE | C      | Bungalow                      |                       | 1925                 |                          |
| 662                      | HILL   | AVE | NC     | Bungalow                      |                       | 1925                 |                          |
| 665                      | HILL   | AVE | C      | Split-Level                   |                       | 1954                 | Perkins                  |
| 666                      | HILL   | AVE | C      | Bungalow                      |                       | 1925                 |                          |
| 670                      | HILL   | AVE | C      | Bungalow                      |                       | 1925                 |                          |

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|--------------------------|--------|-----|--------|------------------------------|-----------------------|----------------------|---------------------|
| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE          | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |                     |
| 675                      | HILL   | AVE | NC     | Split-Level                  |                       | 1965                 | Nemoede             |
| 683                      | HILL   | AVE | NC     | Bungalow (altered)           |                       | 1916                 |                     |
| 688                      | HILL   | AVE | NC     | Neo-Traditional (altered)    |                       | 1911                 |                     |
| 691                      | HILL   | AVE | NC     | Neo-Traditional              |                       | 2003                 |                     |
| 694                      | HILL   | AVE | NC     | Bungalow (altered)           |                       | 1925                 |                     |
| 695                      | HILL   | AVE | NC     | Neo-Traditional (Queen Anne) |                       | 2002                 |                     |
| 698                      | HILL   | AVE | C      | Bungalow                     |                       | 1921                 |                     |
| 701                      | HILL   | AVE | S      | Side Gable Cottage           | Colonial Revival      | 1900                 |                     |
| 702                      | HILL   | AVE | NC     | Craftsman (altered)          |                       | 1915 (circa)         |                     |
| 705                      | HILL   | AVE | C      | American Foursquare          |                       | 1921                 |                     |
| 708                      | HILL   | AVE | NC     | Neo-Traditional              |                       | 2007                 | Allegretti, Frances |
| 709                      | HILL   | AVE | C      | Bungalow                     |                       | 1922                 |                     |
| 715                      | HILL   | AVE | C      | Dutch Colonial Revival       |                       | 1924                 |                     |
| 716                      | HILL   | AVE | NC     | Neo-Traditional (altered)    |                       | 1941                 | Kristen, Charles A. |
| 717                      | HILL   | AVE | C      | American Foursquare          |                       | 1922                 |                     |
| 720                      | HILL   | AVE | C      | Bungalow                     |                       | 1924                 |                     |
| 723                      | HILL   | AVE | C      | I-House                      | Queen Anne            | 1906                 |                     |
| 724                      | HILL   | AVE | NC     | Neo-Traditional              |                       | 2010                 |                     |
| 727                      | HILL   | AVE | C      | Dutch Colonial Revival       |                       | 1927                 |                     |
| 728                      | HILL   | AVE | C      | Tudor Revival                |                       | 1910 (circa)         |                     |
| 732                      | HILL   | AVE | C      | Ranch                        |                       | 1948                 |                     |
| 736                      | HILL   | AVE | C      | Colonial Revival             |                       | 1946                 | Walker, Frederick   |
| 737                      | HILL   | AVE | C      | Colonial Revival             |                       | 1936                 | Spieler, H. S.      |
| 747                      | HILL   | AVE | NC     | Neo-Traditional              |                       | 2003                 |                     |
| 752                      | HILL   | AVE | C      | Ranch                        |                       | 1953                 |                     |
| 755                      | HILL   | AVE | NC     | Neo-Traditional              |                       | 1998                 |                     |
| 761                      | HILL   | AVE | NC     | Neo-Traditional              |                       | 2004                 |                     |
| 762                      | HILL   | AVE | C      | Dutch Colonial Revival       |                       | 1930                 | Montgomery Ward     |
| 764                      | HILL   | AVE | C      | Colonial Revival             |                       | 1951                 | Fredman, David      |

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| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE              | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 765                      | HILL   | AVE | NC     | Dutch Colonial Revival (altered) |                       | 1906                 |
| 773                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2002                 |
| 779                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2004                 |
| 780                      | HILL   | AVE | C      | Split-Level                      |                       | 1957                 |
| 785                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2007                 |
| 786                      | HILL   | AVE | C      | Ranch                            |                       | 1956                 |
| 788                      | HILL   | AVE | C      | Cape Cod                         |                       | 1951                 |
| 789                      | HILL   | AVE | NC     | Neo-Traditional (altered)        |                       | 1957                 |
| 795                      | HILL   | AVE | C      | Dutch Colonial Revival           |                       | 1930                 |
| 806                      | HILL   | AVE | C      | Tudor Revival                    |                       | 1946                 |
| 807                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2000 (circa)         |
| 813                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2012                 |
| 816                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2000                 |
| 820                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2005 (circa)         |
| 821                      | HILL   | AVE | C      | Ranch                            |                       | 1953                 |
| 822                      | HILL   | AVE | C      | Tudor Revival                    |                       | 1929                 |
| 830                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 1961                 |
| 834                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2012 (circa)         |
| 835                      | HILL   | AVE | NC     | No Style (altered)               |                       | 1953                 |
| 838                      | HILL   | AVE | NC     | Neo-Traditional                  |                       | 2004                 |
| 841                      | HILL   | AVE | C      | Ranch                            |                       | 1956                 |
| 845                      | HILL   | AVE | C      | Ranch                            |                       | 1956                 |
| 846                      | HILL   | AVE | C      | Cape Cod                         |                       | 1952                 |
| 851                      | HILL   | AVE | C      | Ranch                            |                       | 1957                 |
| 852                      | HILL   | AVE | S      | Minimal Traditional              |                       | 1947                 |
| 854                      | HILL   | AVE | C      | Ranch                            |                       | 1952                 |
| 855                      | HILL   | AVE | C      | Ranch                            |                       | 1957                 |
| 860                      | HILL   | AVE | C      | Bungalow                         |                       | 1941                 |
| 861                      | HILL   | AVE | C      | i-House                          | Greek Revival         | 1865                 |

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Attachment: 2013 - 14 Architectural Resources Survey (1366 : Granacki Historic Consultants 2014)

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE                | ARCHITECTURAL DETAILS       | DATE OF CONSTRUCTION |
| 864                      | HILL     | AVE | C      | Bungalow                           |                             | 1941                 |
| 868                      | HILL     | AVE | C      | Bungalow                           |                             | 1924                 |
| 872                      | HILL     | AVE | C      | Bungalow                           |                             | 1926                 |
| 883                      | HILL     | AVE | NC     | Neo-Traditional (Tudor)            |                             | 2005 (circa)         |
| 887                      | HILL     | AVE | NC     | Neo-Colonial                       |                             | 1975                 |
| 898                      | HILL     | AVE | C      | Ranch                              |                             | 1951                 |
| 900                      | HILL     | AVE | NC     | Neo-Traditional                    |                             | 1998                 |
| 910                      | HILL     | AVE | NC     | Neo-Traditional                    |                             | 1996                 |
| 920                      | HILL     | AVE | NC     | Neo-Traditional                    |                             | 1991                 |
| 950                      | HILL     | AVE | NC     | Neo-Traditional                    |                             | 1990                 |
| 960                      | HILL     | AVE | NC     | Neo-Traditional                    |                             | 1997                 |
| 980                      | HILL     | AVE | NC     | Neo-Traditional                    |                             | 1995                 |
| 520-526                  | HILLSIDE | AVE | S      | One-Part Commercial Block          | Tudor Revival               | 1925 (circa)         |
| 530-532                  | HILLSIDE | AVE | PS     | Tudor Revival--Apartment Building  |                             | 1929                 |
| 537                      | HILLSIDE | AVE | PS     | American Foursquare                |                             | 1913                 |
| 538                      | HILLSIDE | AVE | C      | Dutch Colonial Revival             |                             | 1930                 |
| 542                      | HILLSIDE | AVE | S      | Queen Anne/Queen Anne-Free Classic |                             | 1891                 |
| 544                      | HILLSIDE | AVE | C      | Gable Front                        | Craftsman                   | 1918                 |
| 545                      | HILLSIDE | AVE | PS     | American Foursquare                | Prairie                     | 1915 (circa)         |
| 547                      | HILLSIDE | AVE | S      | Colonial Revival                   | Prairie                     | 1925                 |
| 551                      | HILLSIDE | AVE | S      | Bungalow                           | Renaissance Revival/Prairie | 1927                 |
| 552                      | HILLSIDE | AVE | C      | Gable Front                        | Craftsman                   | 1921                 |
| 556                      | HILLSIDE | AVE | C      | Gable Front                        | Craftsman                   | 1917                 |
| 561                      | HILLSIDE | AVE | S      | Prairie                            |                             | 1905                 |
| 562                      | HILLSIDE | AVE | NC     | Bungalow (altered)                 |                             | 1920                 |
| 565                      | HILLSIDE | AVE | C      | American Foursquare                | Colonial Revival            | 1908                 |
| 566                      | HILLSIDE | AVE | C      | Queen Anne                         |                             | 1894                 |
| 567                      | HILLSIDE | AVE | NC     | Neo-Traditional                    |                             | 2003                 |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE     | ARCHITECTURAL DETAILS         | DATE OF CONSTRUCTION |           |
| 570                      | HILLSIDE | AVE | C      | Gable Front             |                               | 1905                 |           |
| 574                      | HILLSIDE | AVE | C      | Gable Front             |                               | 1905                 |           |
| 575                      | HILLSIDE | AVE | C      | American Foursquare     |                               | 1907                 |           |
| 579                      | HILLSIDE | AVE | NC     | Neo-Traditional         |                               | 1995                 |           |
| 580                      | HILLSIDE | AVE | C      | Colonial Revival        |                               | 1948                 | Cohen, A. |
| 582                      | HILLSIDE | AVE | PS     | American Foursquare     | Queen Anne - Free Classic     | 1906                 |           |
| 585                      | HILLSIDE | AVE | S      | Bungalow                |                               | 1922                 |           |
| 586                      | HILLSIDE | AVE | NC     | Neo-Traditional         |                               | 1995                 |           |
| 587                      | HILLSIDE | AVE | S      | Tudor Revival           |                               | 1926                 |           |
| 590                      | HILLSIDE | AVE | C      | Bungalow                |                               | 1925                 |           |
| 591                      | HILLSIDE | AVE | C      | Colonial Revival        |                               | 1910                 |           |
| 594                      | HILLSIDE | AVE | NC     | Neo-Traditional         |                               | 2001                 |           |
| 599                      | HILLSIDE | AVE | C      | Colonial Revival        |                               | 1922                 |           |
| 600                      | HILLSIDE | AVE | NC     | Mansard                 |                               | 1973                 |           |
| 618                      | HILLSIDE | AVE | C      | Craftsman               |                               | 1920                 |           |
| 628                      | HILLSIDE | AVE | C      | Craftsman               |                               | 1920                 |           |
| 629                      | HILLSIDE | AVE | C      | Tudor Revival           |                               | 1925                 |           |
| 634                      | HILLSIDE | AVE | C      | Craftsman               | Colonial Revival              | 1920                 |           |
| 635                      | HILLSIDE | AVE | C      | Bungalow (altered)      |                               | 1915 (circa)         |           |
| 638                      | HILLSIDE | AVE | C      | Craftsman               |                               | 1920                 |           |
| 639                      | HILLSIDE | AVE | PS     | Prairie                 |                               | 1912                 |           |
| 643                      | HILLSIDE | AVE | S      | Bungalow                | Tudor Revival/Spanish Revival | 1925                 |           |
| 644                      | HILLSIDE | AVE | C      | Craftsman               |                               | 1901                 |           |
| 649                      | HILLSIDE | AVE | NC     | No Style (altered)      |                               | 1922                 |           |
| 654                      | HILLSIDE | AVE | C      | Ranch                   |                               | 1955                 | Perkins   |
| 655                      | HILLSIDE | AVE | NC     | Ranch                   |                               | 1977                 |           |
| 660                      | HILLSIDE | AVE | C      | Tudor Revival           |                               | 1916                 |           |
| 674                      | HILLSIDE | AVE | S      | Tudor Revival/Craftsman |                               | 1913                 |           |
| 675                      | HILLSIDE | AVE | S      | Colonial Revival        | Craftsman/Tudor Revival       | 1920                 |           |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE         | ARCHITECTURAL DETAILS     | DATE OF CONSTRUCTION |
| 681                      | HILLSIDE | AVE | NC     | Bungalow (altered)          |                           | 1923                 |
| 682                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2003                 |
| 685                      | HILLSIDE | AVE | C      | American Foursquare         |                           | 1935                 |
| 690                      | HILLSIDE | AVE | PS     | American Foursquare         | Queen Anne - Free Classic | 1904                 |
| 693                      | HILLSIDE | AVE | NC     | Neo-Traditional (Craftsman) |                           | 1935                 |
| 696                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2004                 |
| 703                      | HILLSIDE | AVE | S      | Colonial Revival            |                           | 1924                 |
| 704                      | HILLSIDE | AVE | S      | Prairie                     |                           | 1905                 |
| 708                      | HILLSIDE | AVE | NC     | Neo-Colonial                |                           | 1965                 |
| 709                      | HILLSIDE | AVE | S      | Dutch Colonial Revival      |                           | 1924                 |
| 714                      | HILLSIDE | AVE | C      | Split-Level                 |                           | 1955                 |
| 715                      | HILLSIDE | AVE | NC     | Neo-Traditional (altered)   |                           | 1905 (circa)         |
| 722                      | HILLSIDE | AVE | NC     | Neo-Traditional (Craftsman) |                           | 1898                 |
| 723                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2002                 |
| 730                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2001                 |
| 731                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 1994                 |
| 736                      | HILLSIDE | AVE | C      | Colonial Revival            |                           | 1947                 |
| 739                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2014                 |
| 757                      | HILLSIDE | AVE | C      | Bungalow                    |                           | 1920                 |
| 760                      | HILLSIDE | AVE | NC     | No Style (altered)          |                           | 1954                 |
| 761                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2007                 |
| 765                      | HILLSIDE | AVE | C      | Tudor Revival               |                           | 1929                 |
| 766                      | HILLSIDE | AVE | C      | Raised Ranch                |                           | 1955                 |
| 769                      | HILLSIDE | AVE | C      | Neo-Colonial                |                           | 1962                 |
| 773                      | HILLSIDE | AVE | C      | Colonial Revival            |                           | 1928                 |
| 777                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2008                 |
| 779                      | HILLSIDE | AVE | C      | Colonial Revival            |                           | 1928                 |
| 780                      | HILLSIDE | AVE | NC     | Neo-Colonial                |                           | 1966                 |
| 784                      | HILLSIDE | AVE | NC     | Neo-Traditional             |                           | 2008                 |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE       | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 791                      | HILLSIDE | AVE | NC     | Split-Level               |                       | 1975 (circa)         |
| 811                      | HILLSIDE | AVE | C      | Split-Level               |                       | 1957                 |
| 814                      | HILLSIDE | AVE | C      | Colonial Revival          |                       | 1938                 |
| 817                      | HILLSIDE | AVE | NC     | Split-Level               |                       | 1965                 |
| 818                      | HILLSIDE | AVE | NC     | Neo-Traditional (altered) |                       | 1916                 |
| 821                      | HILLSIDE | AVE | NC     | Neo-Traditional           |                       | 1996                 |
| 827                      | HILLSIDE | AVE | C      | Cape Cod                  |                       | 1951                 |
| 828                      | HILLSIDE | AVE | NC     | Neo-Traditional           |                       | 2004                 |
| 831                      | HILLSIDE | AVE | C      | Dutch Colonial Revival    |                       | 1921                 |
| 835                      | HILLSIDE | AVE | PS     | Cape Cod                  |                       | 1949                 |
| 836                      | HILLSIDE | AVE | C      | Ranch                     |                       | 1950                 |
| 839                      | HILLSIDE | AVE | NC     | Neo-Traditional (altered) |                       | 1956                 |
| 844                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1929                 |
| 846                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1929                 |
| 849                      | HILLSIDE | AVE | NC     | Neo-Traditional           |                       | 2008                 |
| 850                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1930                 |
| 853                      | HILLSIDE | AVE | NC     | No Style                  |                       | 1992                 |
| 855                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1923                 |
| 857                      | HILLSIDE | AVE | NC     | Bungalow (altered)        |                       | 1923                 |
| 861                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1935 (circa)         |
| 864                      | HILLSIDE | AVE | C      | Minimal Traditional       |                       | 1947                 |
| 865                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1920 (circa)         |
| 868                      | HILLSIDE | AVE | PS     | Tudor Revival             |                       | 1931                 |
| 869                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1920 (circa)         |
| 873                      | HILLSIDE | AVE | C      | Bungalow                  |                       | 1926                 |
| 876                      | HILLSIDE | AVE | PS     | Minimal Traditional       | Tudor Revival         | 1930                 |
| 878                      | HILLSIDE | AVE | S      | Minimal Traditional       |                       | 1941                 |
| 879                      | HILLSIDE | AVE | NC     | Neo-Traditional (altered) |                       | 1923                 |
| 880                      | HILLSIDE | AVE | C      | Bungalow                  | Contemporary          | 1951                 |

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| STREET #                 | STREET     | ABB | RATING | ARCHITECTURAL STYLE                 | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION | ARCHITECT                   |
| 882                      | HILLSIDE   | AVE | C      | Bungalow                            | Contemporary          | 1951                 | Kastrup, Carl J.            |
| 436                      | LONGFELLOW | AVE | NC     | Neo-Traditional                     |                       | 1984                 |                             |
| 441                      | LONGFELLOW | AVE | C      | Dutch Colonial Revival              |                       | 1949                 | Green, Martin J.            |
| 444                      | LONGFELLOW | AVE | NC     | Split-Level                         |                       | 1963                 | Jaskowiak & Petrauschas     |
| 445                      | LONGFELLOW | AVE | C      | Split-Level                         |                       | 1950                 | Hyzen, Leon                 |
| 449                      | LONGFELLOW | AVE | C      | Dutch Colonial Revival              |                       | 1949                 | Green, Martin J.            |
| 450                      | LONGFELLOW | AVE | NC     | Neo-Traditional                     |                       | 2013                 |                             |
| 451                      | LONGFELLOW | AVE | C      | Cape Cod                            |                       | 1948                 | Sugarman, I.                |
| 455                      | LONGFELLOW | AVE | NC     | No Style (atlered)                  |                       | 1948                 | Sugarman, I.                |
| 456                      | LONGFELLOW | AVE | NC     | Neo-Colonial                        |                       | 1974                 |                             |
| 458                      | LONGFELLOW | AVE | NC     | Neo-Traditional (Classical Revival) |                       | 1999                 |                             |
| 459                      | LONGFELLOW | AVE | C      | Cape Cod                            |                       | 1948                 | Sugarman, I.                |
| 463                      | LONGFELLOW | AVE | C      | Cape Cod                            |                       | 1948                 | Sugarman, I.                |
| 467                      | LONGFELLOW | AVE | NC     | Neo-Traditional                     |                       | 2004                 |                             |
| 470                      | LONGFELLOW | AVE | C      | Ranch                               |                       | 1957                 |                             |
| 471                      | LONGFELLOW | AVE | C      | Bungalow                            |                       | 1925                 |                             |
| 476                      | LONGFELLOW | AVE | NC     | Neo-Traditional (Colonial)          |                       | 1992                 |                             |
| 477                      | LONGFELLOW | AVE | C      | Cape Cod                            |                       | 1948                 | Walker, Fred                |
| 488                      | LONGFELLOW | AVE | C      | Bungalow                            |                       | 1920 (circa)         |                             |
| 492                      | LONGFELLOW | AVE | C      | Cape Cod                            |                       | 1960                 |                             |
| 494                      | LONGFELLOW | AVE | NC     | Neo-Traditional                     |                       | 2002                 |                             |
| 500                      | LONGFELLOW | AVE | NC     | Bungalow                            |                       | 1921                 |                             |
| 501                      | LONGFELLOW | AVE | C      | Split-Level                         |                       | 1958                 | Perkins, Norris, and Mulloy |
| 505                      | LONGFELLOW | AVE | NC     | Neo-Traditional (altered)           |                       | 1961                 | Perkins & Norris            |
| 508                      | LONGFELLOW | AVE | NC     | Neo-Traditional                     |                       | 2005 (circa)         |                             |
| 511                      | LONGFELLOW | AVE | NC     | Neo-Traditional                     |                       | 2008                 |                             |
| 514                      | LONGFELLOW | AVE | NC     | Split-Level                         |                       | 1965 (circa)         |                             |
| 517                      | LONGFELLOW | AVE | NC     | Split-Level                         |                       | 1964                 | Pojman, Vic                 |
| 520                      | LONGFELLOW | AVE | C      | Split-Level                         |                       | 1960                 |                             |

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| STREET #                 | STREET     | ABB | RATING | ARCHITECTURAL STYLE       | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 521                      | LONGFELLOW | AVE | NC     | Neo-Traditional (altered) |                       | 1958                 |
| 524                      | LONGFELLOW | AVE | C      | Split-Level               |                       | 1960                 |
| 525                      | LONGFELLOW | AVE | NC     | Neo-Traditional           |                       | 2007                 |
| 532                      | LONGFELLOW | AVE | NC     | Neo-Colonial              |                       | 1968                 |
| 533                      | LONGFELLOW | AVE | NC     | No Style (altered)        |                       | 1925                 |
| 539                      | LONGFELLOW | AVE | C      | Bungalow                  |                       | 1926                 |
| 540                      | LONGFELLOW | AVE | C      | Bungalow                  |                       | 1928                 |
| 435                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 2013                 |
| 436                      | LOWELL     | AVE | C      | Split-Level               |                       | 1957                 |
| 443                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 2006                 |
| 444                      | LOWELL     | AVE | C      | Gable Front               |                       | 1900 (circa)         |
| 447                      | LOWELL     | AVE | C      | Ranch                     |                       | 1956                 |
| 448                      | LOWELL     | AVE | NC     | Neo-Traditional (altered) |                       | 1954                 |
| 451                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 2010 (circa)         |
| 452                      | LOWELL     | AVE | C      | Ranch                     |                       | 1954                 |
| 456                      | LOWELL     | AVE | C      | Ranch                     |                       | 1954                 |
| 457                      | LOWELL     | AVE | C      | Ranch                     |                       | 1955                 |
| 460                      | LOWELL     | AVE | NC     | Contemporary              |                       | 1980 (circa)         |
| 465                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 1998                 |
| 470                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 2008                 |
| 471                      | LOWELL     | AVE | C      | Bungalow                  |                       | 1926                 |
| 473                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 2008                 |
| 477                      | LOWELL     | AVE | C      | Bungalow                  |                       | 1931                 |
| 481                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 1995                 |
| 485                      | LOWELL     | AVE | NC     | Neo-Traditional           |                       | 2008                 |
| 488                      | LOWELL     | AVE | NC     | Neo-Colonial              |                       | 1967                 |
| 500                      | LOWELL     | AVE | C      | Neo-Colonial              |                       | 1963                 |
| 501                      | LOWELL     | AVE | NC     | Neo-Traditional (French)  |                       | 1989                 |
| 506                      | LOWELL     | AVE | NC     | Neo-Colonial              |                       | 1967                 |
|                          |            |     |        |                           |                       | Mulloy, Miles        |

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| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE          | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |                      |
| 509                      | LOWELL | AVE | NC     | Ranch                        |                       | 1987                 |                      |
| 510                      | LOWELL | AVE | NC     | Neo-Traditional (altered)    |                       | 1926                 |                      |
| 516                      | LOWELL | AVE | C      | Contemporary                 |                       | 1957                 |                      |
| 519                      | LOWELL | AVE | C      | Ranch                        |                       | 1958                 | Perkins, G. A.       |
| 520                      | LOWELL | AVE | C      | Cape Cod (altered)           |                       | 1950                 | Samueli, Saul        |
| 521                      | LOWELL | AVE | C      | Split-Level                  |                       | 1959                 |                      |
| 525                      | LOWELL | AVE | C      | Ranch                        |                       | 1958                 | Perkins, G. A.       |
| 529                      | LOWELL | AVE | NC     | Neo-Traditional              |                       | 1995                 |                      |
| 530                      | LOWELL | AVE | NC     | Neo-Traditional              |                       | 1984                 |                      |
| 532                      | LOWELL | AVE | NC     | Neo-Traditional              |                       | 2009                 |                      |
| 535                      | LOWELL | AVE | NC     | Neo-Traditional (Prairie)    |                       | 1997                 |                      |
| 538                      | LOWELL | AVE | C      | Bungalow                     |                       | 1917                 |                      |
| 303                      | MAIN   | ST  | NC     | Neo-Traditional              |                       | 2006                 |                      |
| 305                      | MAIN   | ST  | C      | Bungalow                     |                       | 1915 (circa)         |                      |
| 309                      | MAIN   | ST  | C      | American Foursquare          |                       | 1921                 |                      |
| 335                      | MAIN   | ST  | S      | Colonial Revival             | Craftsman             | 1925                 |                      |
| 343                      | MAIN   | ST  | C      | Dutch Colonial Revival       |                       | 1923                 |                      |
| 345                      | MAIN   | ST  | PS     | Bungalow                     |                       | 1920 (circa)         | Sears, Roebuck & Co. |
| 353                      | MAIN   | ST  | NC     | Neo-Traditional              |                       | 2005                 |                      |
| 357                      | MAIN   | ST  | NC     | Craftsman Bungalow (altered) |                       | 1921                 |                      |
| 361                      | MAIN   | ST  | NC     | Neo-Traditional              |                       | 2002                 |                      |
| 363                      | MAIN   | ST  | S      | Craftsman Bungalow           |                       | 1925                 |                      |
| 369                      | MAIN   | ST  | S      | Bungalow                     |                       | 1921                 |                      |
| 393                      | MAIN   | ST  | C      | Late Gothic Revival—Church   |                       | 1950                 |                      |
| 401-409                  | MAIN   | ST  | PS     | Two-Part Commercial Block    | Tudor Revival         | 1928                 | Rohm, Jean & Son     |
| 411                      | MAIN   | ST  | PS     | Two-Part Commercial Block    | Tudor Revival         | 1926                 | Farnsworth, L. O.    |
| 413-415                  | MAIN   | ST  | PS     | Two-Part Commercial Block    | Tudor Revival         | 1926                 | Betts & Holcomb      |
| 417                      | MAIN   | ST  | C      | One-Part Commercial Block    |                       | 1929                 | Rohm, J. B. & Sons   |

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| STREET #                 | STREET    | ABB | RATING | ARCHITECTURAL STYLE                   | ARCHITECTURAL DETAILS       | DATE OF CONSTRUCTION | ARCHITECT                 |
| 419                      | MAIN      | ST  | PS     | Two-Part Commercial Block             | Neo-Classical               | 1929                 | Houlihan, Harisee & Marks |
| 421                      | MAIN      | ST  | NC     | Two-Part Commercial Block             | Neo-Tudor                   | 1972                 | Perkins & Norris          |
| 423-425                  | MAIN      | ST  | C      | One-Part Commercial Block             |                             | 1954                 | Perkins Norris            |
| 427                      | MAIN      | ST  | C      | One Part Commercial Block/Gable Front | Spanish Renaissance Revival | 1880 (circa)         |                           |
| 429-433                  | MAIN      | ST  | C      | One-Part Commercial Block             | Commercial Style            | 1920 (circa)         |                           |
| 443-449                  | MAIN      | ST  | C      | One-Part Commercial Block             | Commercial Style            | 1923                 |                           |
| 344                      | MAY       | AVE | C      | Cape Cod                              |                             | 1952                 | Dickey, D. E.             |
| 350                      | MAY       | AVE | C      | Split-Level                           |                             | 1955                 | Kaiser, R. P.             |
| 356                      | MAY       | AVE | NC     | Neo-Tudor                             |                             | 1974                 |                           |
| 359                      | MAY       | AVE | C      | Split-Level                           |                             | 1957                 | Turner, H. J.             |
| 360                      | MAY       | AVE | C      | Colonial Revival                      |                             | 1961                 | Perkins, Norris & Mulloy  |
| 363                      | MAY       | AVE | PS     | American Foursquare                   |                             | 1914                 |                           |
| 364                      | MAY       | AVE | C      | Cape Cod                              |                             | 1947                 | Gratlop, Fred             |
| 368                      | MAY       | AVE | C      | Minimal Traditional                   |                             | 1950                 |                           |
| 369                      | MAY       | AVE | C      | Ranch                                 |                             | 1957                 | Uebelhacek, Woard J.      |
| 372                      | MAY       | AVE | NC     | Neo-Traditional                       |                             | 2007                 |                           |
| 373                      | MAY       | AVE | NC     | Ranch (altered)                       |                             | 1954                 | Norris, Charles           |
| 376                      | MAY       | AVE | C      | Tudor Revival                         |                             | 1929                 |                           |
| 377                      | MAY       | AVE | C      | Bungalow                              |                             | 1927                 |                           |
| 380                      | MAY       | AVE | NC     | Neo-Traditional                       |                             | 2010 (circa)         |                           |
| 381                      | MAY       | AVE | C      | Ranch                                 |                             | 1956                 |                           |
| 328                      | MONTCLAIR | AVE | C      | Bungalow                              |                             | 1920 (circa)         |                           |
| 331                      | MONTCLAIR | AVE | C      | Gable Front                           |                             | 1906                 |                           |
| 334                      | MONTCLAIR | AVE | NC     | Neo-Traditional                       |                             | 2010                 |                           |
| 335                      | MONTCLAIR | AVE | C      | Gable Front                           | Queen Anne/Colonial Revival | 1905 (circa)         |                           |

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| STREET #                 | STREET    | ABB | RATING | ARCHITECTURAL STYLE                        | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 339                      | MONTCLAIR | AVE | S      | Colonial Revival                           |                       | 1924                 |
| 342                      | MONTCLAIR | AVE | S      | Craftsman Bungalow                         |                       | 1917                 |
| 345                      | MONTCLAIR | AVE | S      | Colonial Revival                           |                       | 1920 (circa)         |
| 346                      | MONTCLAIR | AVE | S      | Craftsman                                  |                       | 1925 (circa)         |
| 347                      | MONTCLAIR | AVE | NC     | Neo-Traditional (altered)                  |                       | 1912                 |
| 350                      | MONTCLAIR | AVE | NC     | Bungalow (altered)                         |                       | 1920 (circa)         |
| 354                      | MONTCLAIR | AVE | C      | Bungalow                                   |                       | 1921                 |
| 355                      | MONTCLAIR | AVE | C      | Bungalow                                   |                       | 1921                 |
| 366                      | MONTCLAIR | AVE | C      | Bungalow                                   |                       | 1922                 |
| 369                      | MONTCLAIR | AVE | C      | Bungalow                                   |                       | 1921                 |
| 378                      | MONTCLAIR | AVE | NC     | Bungalow (altered)                         |                       | 1926                 |
| 381                      | MONTCLAIR | AVE | C      | Craftsman Bungalow                         |                       | 1917                 |
| 385                      | MONTCLAIR | AVE | NC     | Bungalow (altered)                         |                       | 1937                 |
| 386                      | MONTCLAIR | AVE | C      | Bungalow                                   | Spanish Ecclectic     | 1926                 |
| 387                      | MONTCLAIR | AVE | C      | Gable Front Cottage                        |                       | 1920                 |
| 388                      | MONTCLAIR | AVE | C      | Dutch Colonial Revival                     |                       | 1900 (circa)         |
| 391                      | MONTCLAIR | AVE | C      | American Foursquare                        |                       | 1915                 |
| 393                      | MONTCLAIR | AVE | PS     | Neo-Classical                              |                       | 1935                 |
| 396                      | MONTCLAIR | AVE | NC     | Queen Anne - Free Classic                  |                       | 1910                 |
| 397                      | MONTCLAIR | AVE | NC     | No Style (altered)                         |                       | 1948                 |
| 400                      | MONTCLAIR | AVE | PS     | Tudor Revival                              |                       | 1926                 |
| 403                      | MONTCLAIR | AVE | S      | Dutch Colonial Revival                     |                       | 1920 (circa)         |
| 406                      | MONTCLAIR | AVE | PS     | Tudor Revival                              |                       | 1930                 |
| 410                      | MONTCLAIR | AVE | NC     | Queen Anne - Free Classic/Colonial Revival |                       | 1915                 |
| 434                      | MONTCLAIR | AVE | C      | Colonial Revival                           |                       | 1927                 |
| 435                      | MONTCLAIR | AVE | C      | Cape Cod                                   |                       | 1948                 |
| 438                      | MONTCLAIR | AVE | NC     | Neo-Traditional                            |                       | 2003                 |
| 443                      | MONTCLAIR | AVE | NC     | Neo-Traditional (Craftsman)                |                       | 2008                 |
| 461                      | MONTCLAIR | AVE | NC     | Neo-Traditional (Craftsman)                |                       | 2008                 |
|                          |           |     |        |                                            | Z & O Architects      |                      |

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| STREET #                 | STREET    | ABB  | RATING | ARCHITECTURAL STYLE        | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |                 |
| 473                      | MONTCLAIR | AVE  | C      | American Foursquare        |                       | 1905                 |                 |
| 474                      | MONTCLAIR | AVE  | C      | Craftsman                  |                       | 1912                 |                 |
| 475                      | MONTCLAIR | AVE  | NC     | No Style                   |                       | 1952                 | Lindgren, E. G. |
| 477                      | MONTCLAIR | AVE  | C      | Colonial Revival           |                       | 1927                 |                 |
| 485                      | MONTCLAIR | AVE  | C      | Colonial Revival           |                       | 1954                 | Houlihan, F.    |
| 269                      | NEWTON    | AVE  | NC     | Neo-Traditional            |                       | 2005 (circa)         |                 |
| 277                      | NEWTON    | AVE  | C      | No Style                   |                       | 1900                 |                 |
| 310                      | PARK      | BLVD | NC     | Neo-Traditional            |                       | 1998                 |                 |
| 311                      | PARK      | BLVD | C      | Colonial Revival           |                       | 1952                 | Perkins, Gerald |
| 319                      | PARK      | BLVD | C      | Ranch                      |                       | 1952                 | Perkins, Gerald |
| 325                      | PARK      | BLVD | NC     | Craftsman (altered)        |                       | 1920                 |                 |
| 330                      | PARK      | BLVD | S      | Tudor Revival              |                       | 1928                 | Walker & Angell |
| 333                      | PARK      | BLVD | NC     | Neo-Traditional (altered)  |                       | 1951                 | Johnston, R.    |
| 341                      | PARK      | BLVD | C      | Ranch                      |                       | 1950                 |                 |
| 351                      | PARK      | BLVD | C      | Colonial Revival           |                       | 1922                 |                 |
| 355                      | PARK      | BLVD | S      | Colonial Revival           | Renaissance Revival   | 1922                 |                 |
| 362                      | PARK      | BLVD | NC     | Neo-Traditional            |                       | 2004                 |                 |
| 363                      | PARK      | BLVD | C      | Prairie                    |                       | 1925                 |                 |
| 367                      | PARK      | BLVD | C      | Ranch                      |                       | 1955 (circa)         |                 |
| 370                      | PARK      | BLVD | C      | Colonial Revival           |                       | 1922                 |                 |
| 371                      | PARK      | BLVD | C      | Bungalow                   |                       | 1920                 |                 |
| 376                      | PARK      | BLVD | PS     | Colonial Revival           | Mediterranean Revival | 1917                 |                 |
| 377                      | PARK      | BLVD | C      | American Foursquare        |                       | 1901                 |                 |
| 379                      | PARK      | BLVD | C      | Craftsman Bungalow         |                       | 1915                 |                 |
| 389                      | PARK      | BLVD | C      | French Eclectic            |                       | 1929                 | Krugel & Klein  |
| 397                      | PARK      | BLVD | PS     | Colonial Revival           |                       | 1926                 |                 |
| 399                      | PARK      | BLVD | S      | Late Gothic Revival-Church |                       | 1949                 | Kramer, W. F.   |
| 400                      | PARK      | BLVD | C      | Park                       |                       | 1964                 |                 |
| 410                      | PARK      | BLVD | C      | Colonial Revival           |                       | 1926                 | Simmons, W. H.  |

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| STREET #                 | STREET   | ABB     | RATING | ARCHITECTURAL STYLE               | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 414                      | PARK     | BLVD NC | NC     | Mansard                           |                       | 1973                 |
| 415                      | PARK     | BLVD NC | NC     | Dutch Colonial Revival (altered)  |                       | 1921                 |
| 418                      | PARK     | BLVD C  | C      | Prairie                           |                       | 1910 (circa)         |
| 419                      | PARK     | BLVD S  | S      | Colonial Revival                  |                       | 1923                 |
| 425                      | PARK     | BLVD C  | C      | Colonial Revival                  |                       | 1921                 |
| 428-432                  | PARK     | BLVD C  | C      | Tudor Revival--Apartment Building |                       | 1926                 |
| 431                      | PARK     | BLVD C  | C      | Split-Level                       |                       | 1958                 |
| 435                      | PARK     | BLVD S  | S      | Prairie                           |                       | 1919                 |
| 441                      | PARK     | BLVD NC | NC     | Contemporary--Apartment Building  |                       | 1968                 |
| 445                      | PARK     | BLVD NC | NC     | Contemporary--Apartment Building  |                       | 1968                 |
| 452                      | PARK     | BLVD NC | NC     | Freestanding Commercial           |                       | 1965 (circa)         |
| 456                      | PARK     | BLVD NC | NC     | Freestanding Commercial           | Mansard               | 1965 (circa)         |
| 462                      | PARK     | BLVD NC | NC     | Strip Mall                        | Contemporary          | 1990 (circa)         |
| 534                      | PHILLIPS | AVE NC  | NC     | Neo-Traditional                   |                       | 2010 (circa)         |
| 537                      | PHILLIPS | AVE S   | S      | Craftsman Bungalow                |                       | 1915                 |
| 538                      | PHILLIPS | AVE C   | C      | Bungalow                          |                       | 1923                 |
| 541                      | PHILLIPS | AVE S   | S      | Tudor Revival                     |                       | 1925 (circa)         |
| 542                      | PHILLIPS | AVE NC  | NC     | Neo-Traditional (altered)         |                       | 1963                 |
| 545                      | PHILLIPS | AVE NC  | NC     | Neo-Traditional (altered)         |                       | 1925 (circa)         |
| 567                      | PHILLIPS | AVE NC  | NC     | Neo-Traditional (Dutch Colonial)  |                       | 2007                 |
| 570                      | PHILLIPS | AVE NC  | NC     | Neo-Traditional                   |                       | 2002                 |
| 571                      | PHILLIPS | AVE C   | C      | Ranch                             |                       | 1951                 |
| 572                      | PHILLIPS | AVE NC  | NC     | Colonial Revival (altered)        |                       | 1920                 |
| 576                      | PHILLIPS | AVE C   | C      | Gable Front                       |                       | 1916                 |
| 577                      | PHILLIPS | AVE S   | S      | Late Prairie                      |                       | 1952                 |
| 580                      | PHILLIPS | AVE C   | C      | Colonial Revival                  | Renaissance Revival   | 1927                 |
| 583                      | PHILLIPS | AVE C   | C      | Bungalow                          |                       | 1915                 |
| 586                      | PHILLIPS | AVE C   | C      | Bungalow                          |                       | 1918                 |
| 587                      | PHILLIPS | AVE NC  | NC     | Neo-Traditional (altered)         |                       | 1951                 |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE           | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 591                      | PHILLIPS | AVE | NC     | American Foursquare (altered) |                       | 1913                 |
| 592                      | PHILLIPS | AVE | NC     | American Foursquare (altered) |                       | 1912                 |
| 593                      | PHILLIPS | AVE | C      | Bungalow                      |                       | 1916                 |
| 596                      | PHILLIPS | AVE | C      | Bungalow                      |                       | 1921                 |
| 600                      | PHILLIPS | AVE | C      | Dutch Colonial Revival        |                       | 1923                 |
| 603                      | PHILLIPS | AVE | C      | Colonial Revival              |                       | 1915 (circa)         |
| 292                      | PROSPECT | AVE | NC     | Neo-Traditional               |                       | 2010                 |
| 299                      | PROSPECT | AVE | C      | Bungalow                      |                       | 1924                 |
| 300                      | PROSPECT | AVE | NC     | Neo-Traditional               |                       | 2003                 |
| 836                      | SMITH    | ST  | NC     | Minimal Traditional           |                       | 1948                 |
| 844                      | SMITH    | ST  | C      | Minimal Traditional           |                       | 1959                 |
| 850                      | SMITH    | ST  | C      | Split-Level                   |                       | 1958                 |
| 876                      | SMITH    | ST  | C      | Bungalow                      |                       | 1925 (circa)         |
| 880                      | SMITH    | ST  | C      | Bungalow                      | Tudor Revival         | 1926                 |
| 884                      | SMITH    | ST  | PS     | Tudor Revival                 |                       | 1925                 |
| 888                      | SMITH    | ST  | NC     | Neo-Traditional               |                       | 2006                 |
| 890                      | SMITH    | ST  | NC     | Neo-Traditional               |                       | 2001                 |
| 894                      | SMITH    | ST  | C      | Bungalow                      |                       | 1924                 |
| 644                      | SPALDING | AVE | NC     | Bungalow                      |                       | 1917                 |
| 650                      | SPALDING | AVE | S      | Craftsman Bungalow            |                       | 1915                 |
| 652                      | SPALDING | AVE | C      | Dutch Colonial Revival        |                       | 1912                 |
| 366                      | SPRING   | AVE | NC     | Neo-Traditional (altered)     |                       | 1926                 |
| 370                      | SPRING   | AVE | NC     | Mansard (altered)             |                       | 1938                 |
| 372                      | SPRING   | AVE | C      | Ranch                         |                       | 1956                 |
| 376                      | SPRING   | AVE | C      | Ranch                         |                       | 1956                 |
| 380                      | SPRING   | AVE | NC     | Ranch                         |                       | 1955                 |
| 384                      | SPRING   | AVE | NC     | Ranch (altered)               |                       | 1954                 |
| 390                      | SPRING   | AVE | C      | Ranch                         |                       | 1955                 |
| 400                      | SPRING   | AVE | C      | Ranch                         |                       | 1950                 |

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| STREET #                 | STREET  | ABB | RATING | ARCHITECTURAL STYLE       | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |
| 410                      | SPRING  | AVE | C      | Tudor Revival             |                       | 1927                 |
| 416                      | SPRING  | AVE | C      | Bungalow                  |                       | 1926                 |
| 565                      | STEWART | AVE | C      | Park                      |                       | 1923                 |
| 342                      | TAYLOR  | AVE | NC     | Neo-Traditional (altered) |                       | 1926                 |
| 344                      | TAYLOR  | AVE | C      | I-House                   |                       | 1900 (circa)         |
| 348                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2000                 |
| 352                      | TAYLOR  | AVE | NC     | No Style                  |                       | 1911                 |
| 355                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2009                 |
| 356                      | TAYLOR  | AVE | C      | Bungalow                  |                       | 1921                 |
| 361                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2002                 |
| 367                      | TAYLOR  | AVE | C      | Bi-Level                  |                       | 1959                 |
| 383                      | TAYLOR  | AVE | C      | Cape Cod                  |                       | 1950                 |
| 389                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2004                 |
| 390                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2007                 |
| 393                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 1995 (circa)         |
| 394                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2008                 |
| 396                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2010                 |
| 397                      | TAYLOR  | AVE | C      | Split-Level               |                       | 1957                 |
| 401                      | TAYLOR  | AVE | NC     | Neo-Traditional           |                       | 2002                 |
| 404                      | TAYLOR  | AVE | C      | Ranch                     |                       | 1951                 |
| 405                      | TAYLOR  | AVE | NC     | Neo-Traditional (altered) |                       | 1922                 |
| 407                      | TAYLOR  | AVE | C      | Dutch Colonial Revival    |                       | 1922                 |
| 408                      | TAYLOR  | AVE | NC     | Split-Level               |                       | 1972                 |
| 411                      | TAYLOR  | AVE | NC     | Craftsman Bungalow        |                       | 1925                 |
| 414                      | TAYLOR  | AVE | C      | Split-Level               |                       | 1949                 |
| 415                      | TAYLOR  | AVE | C      | Bungalow                  |                       | 1925                 |
| 416                      | TAYLOR  | AVE | PS     | Tudor Revival             |                       | 1923                 |
| 419                      | TAYLOR  | AVE | C      | Bungalow                  |                       | 1921                 |
| 420                      | TAYLOR  | AVE | S      | Tudor Revival             |                       | 1931                 |

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| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE              | ARCHITECTURAL DETAILS     | DATE OF CONSTRUCTION |
| 423                      | TAYLOR | AVE | NC     | Bungalow (altered)               |                           | 1923                 |
| 429                      | TAYLOR | AVE | S      | Craftsman                        |                           | 1920                 |
| 433                      | TAYLOR | AVE | C      | Colonial Revival                 |                           | 1960                 |
| 439                      | TAYLOR | AVE | C      | L-Form (altered)                 |                           | 1880 (circa)         |
| 443                      | TAYLOR | AVE | NC     | Neo-Traditional (altered)        |                           | 1910 (circa)         |
| 447                      | TAYLOR | AVE | C      | Craftsman                        |                           | 1926                 |
| 450                      | TAYLOR | AVE | NC     | Bi-Level                         |                           | 1970                 |
| 451                      | TAYLOR | AVE | S      | Bungalow                         |                           | 1925                 |
| 452                      | TAYLOR | AVE | C      | Bungalow                         |                           | 1918                 |
| 455                      | TAYLOR | AVE | C      | Colonial Revival                 |                           | 1934                 |
| 457                      | TAYLOR | AVE | NC     | Neo-Traditional                  |                           | 1990 (circa)         |
| 458                      | TAYLOR | AVE | C      | Split-level                      |                           | 1960                 |
| 461                      | TAYLOR | AVE | S      | Dutch Colonial Revival           |                           | 1915 (circa)         |
| 462                      | TAYLOR | AVE | NC     | American Foursquare (altered)    |                           | 1908                 |
| 467                      | TAYLOR | AVE | NC     | Neo-Traditional                  |                           | 1998                 |
| 475                      | TAYLOR | AVE | NC     | Neo-Traditional                  |                           | 1965                 |
| 477                      | TAYLOR | AVE | NC     | Contemporary (altered)           |                           | 1959                 |
| 482                      | TAYLOR | AVE | NC     | Craftsman (altered)              |                           | 1915 (circa)         |
| 488                      | TAYLOR | AVE | S      | Ranch                            |                           | 1957                 |
| 494                      | TAYLOR | AVE | NC     | Neo-Traditional                  |                           | 2001                 |
| 495                      | TAYLOR | AVE | NC     | Cape Cod (altered)               |                           | 1940                 |
| 498                      | TAYLOR | AVE | S      | Gable Front                      | Queen Anne - Free Classic | 1909                 |
| 499                      | TAYLOR | AVE | C      | Cape Cod                         |                           | 1954                 |
| 501                      | TAYLOR | AVE | NC     | Neo-Traditional                  |                           | 2006                 |
| 504-506                  | TAYLOR | AVE | NC     | Neo-Tudor--Apartment Building    |                           | 1985 (circa)         |
| 505-507                  | TAYLOR | AVE | NC     | Contemporary--Apartment Building |                           | 1965 (circa)         |
| 508-510                  | TAYLOR | AVE | NC     | Neo-Tudor--Apartment Building    |                           | 1985 (circa)         |

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|--------------------------|--------|-----|--------|--------------------------------------|-----------------------|--------------------------|
| STREET #                 | STREET | ABB | RATING | ARCHITECTURAL STYLE                  | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION     |
| 356                      | TURNER | AVE | C      | Bi-Level                             |                       | 1942                     |
| 362                      | TURNER | AVE | C      | Minimal Traditional                  |                       | 1953                     |
| 366                      | TURNER | AVE | C      | Ranch                                |                       | 1951                     |
| 370                      | TURNER | AVE | C      | Raised Ranch                         |                       | 1954                     |
| 376                      | TURNER | AVE | C      | Minimal Traditional                  |                       | 1951                     |
| 380                      | TURNER | AVE | NC     | Neo-Traditional                      |                       | 2005                     |
| 384                      | TURNER | AVE | NC     | Neo-Traditional (altered)            |                       | 1951                     |
| 390                      | TURNER | AVE | C      | Cape Cod                             |                       | 1944                     |
| 396                      | TURNER | AVE | NC     | Neo-Colonial (altered)               |                       | 1952                     |
| 398                      | TURNER | AVE | C      | Minimal Traditional                  |                       | 1952                     |
| 402                      | TURNER | AVE | C      | Minimal Traditional                  |                       | 1936                     |
| 408                      | TURNER | AVE | NC     | Neo-Traditional (altered)            |                       | 1950                     |
| 414                      | TURNER | AVE | NC     | Neo-Traditional (altered)            |                       | 1964                     |
| 418                      | TURNER | AVE | NC     | Neo-Traditional                      |                       | 1996                     |
| 428                      | TURNER | AVE | NC     | Neo-Colonial                         |                       | 1965                     |
| 430                      | TURNER | AVE | C      | Bungalow                             |                       | 1913                     |
| 436                      | TURNER | AVE | C      | Ranch                                |                       | 1958                     |
| 440                      | TURNER | AVE | C      | Ranch                                |                       | 1957                     |
| 444                      | TURNER | AVE | C      | Raised Ranch                         |                       | Johnstone, Robert        |
| 450                      | TURNER | AVE | C      | American Foursquare                  |                       | Houlihan, Raymond F.     |
| 460                      | TURNER | AVE | C      | Bungalow                             |                       | 1919                     |
| 470                      | TURNER | AVE | NC     | Neo-Traditional (Colonial Revival)   |                       | 1926                     |
| 532                      | TURNER | AVE | C      | Colonial Revival                     |                       | 1995                     |
| 534                      | TURNER | AVE | C      | Colonial Revival                     |                       | 1921                     |
| 538                      | TURNER | AVE | NC     | Neo-Traditional (under construction) |                       | 1961                     |
| 544                      | TURNER | AVE | S      | Cape Cod                             |                       | Perkins, Norris & Mulloy |
| 570                      | TURNER | AVE | NC     | No Style                             |                       | 2014                     |
| 576                      | TURNER | AVE | NC     | Neo-Traditional                      |                       | 1938                     |
| 580                      | TURNER | AVE | NC     | Neo-Traditional                      |                       | 1900 (circa)             |
|                          |        |     |        |                                      |                       | 1997                     |
|                          |        |     |        |                                      |                       | 1995                     |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE              | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION | ARCHITECT         |
| 588                      | TURNER   | AVE | PS     | Tudor Revival                    |                       | 1927                 |                   |
| 592                      | TURNER   | AVE | C      | Tudor Revival                    |                       | 1929                 |                   |
| 600                      | TURNER   | AVE | C      | Cape Cod                         |                       | 1949                 | Weber, Bertram R. |
| 612                      | TURNER   | AVE | NC     | Ranch (altered)                  |                       | 1948                 | Schnall, L.       |
| 644                      | TURNER   | AVE | C      | Split-Level                      |                       | 1959                 |                   |
| 648                      | TURNER   | AVE | NC     | Colonial Revival                 |                       | 1965                 |                   |
| 650                      | TURNER   | AVE | C      | Minimal Traditional              |                       | 1950                 |                   |
| 660                      | TURNER   | AVE | C      | Colonial Revival                 |                       | 1962                 | Hickery, Tom      |
| 666                      | TURNER   | AVE | NC     | Bungalow (altered)               |                       | 1925                 |                   |
| 668                      | TURNER   | AVE | NC     | Neo-Traditional                  |                       | 2007                 |                   |
| 694                      | TURNER   | AVE | C      | Neo-Colonial                     |                       | 1962                 | Lindstrom, George |
| 700                      | TURNER   | AVE | NC     | Neo-Traditional (altered)        |                       | 1961                 | [illegible]       |
| 706                      | TURNER   | AVE | NC     | Neo-Colonial                     |                       | 1979                 |                   |
| 714                      | TURNER   | AVE | NC     | Neo-Colonial                     |                       | 1966                 | Mulloy, Miles F.  |
| 746                      | TURNER   | AVE | C      | Neo-Colonial                     |                       | 1960                 |                   |
| 754                      | TURNER   | AVE | C      | Ranch                            |                       | 1959                 |                   |
| 783                      | WALNUT   | ST  | NC     | No Style (altered)               |                       | 1920 (circa)         |                   |
| 815                      | WALNUT   | ST  | NC     | Split-Level                      |                       | 1970                 | Nemoede, Albert   |
| 850                      | WALNUT   | ST  | NC     | Vacant Lot                       |                       |                      |                   |
| 855                      | WALNUT   | ST  | NC     | Neo-Traditional                  |                       | 1996                 |                   |
| 860                      | WALNUT   | ST  | NC     | Park                             |                       | 1983                 |                   |
| 868                      | WALNUT   | ST  | NC     | Dutch Colonial Revival (altered) |                       | 1893                 |                   |
| 873                      | WALNUT   | ST  | NC     | Contemporary (altered)           |                       | 1926                 |                   |
| 874                      | WALNUT   | ST  | C      | Bungalow                         |                       | 1920                 |                   |
| 432                      | WHITTIER | AVE | C      | Ranch                            |                       | 1950 (circa)         |                   |
| 440                      | WHITTIER | AVE | NC     | Ranch (altered)                  |                       | 1951                 | Kastrup, Carl     |
| 443                      | WHITTIER | AVE | NC     | Mansard                          |                       | 1951                 | Kastrup, Carl     |
| 444                      | WHITTIER | AVE | C      | Ranch                            |                       | 1951                 | Kastrup, Carl     |
| 449                      | WHITTIER | AVE | C      | Ranch                            |                       | 1951                 | Kastrup, Carl J.  |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE       | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION |                            |
| 450                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 2009                 |                            |
| 453                      | WHITTIER | AVE | C      | Bungalow                  | Contemporary          | 1951                 | Kastrup, Carl J.           |
| 454                      | WHITTIER | AVE | C      | Ranch                     |                       | 1951                 | Kastrup, Carl J.           |
| 457                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 2012 (circa)         |                            |
| 458                      | WHITTIER | AVE | C      | Ranch                     |                       | 1951                 | Kastrup, Carl J.           |
| 461                      | WHITTIER | AVE | C      | Ranch                     |                       | 1951                 | Kastrup, Carl              |
| 464                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 2014                 |                            |
| 465                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 2007                 |                            |
| 468                      | WHITTIER | AVE | C      | Bungalow                  | Contemporary          | 1951                 | Kastrup, Carl J.           |
| 471                      | WHITTIER | AVE | C      | Bungalow                  | Contemporary          | 1951                 | Kastrup, Carl J.           |
| 475                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 2000                 |                            |
| 479                      | WHITTIER | AVE | C      | Bungalow                  | Contemporary          | 1951                 | Kastrup, Carl              |
| 483                      | WHITTIER | AVE | C      | Split-Level               |                       | 1964                 |                            |
| 491                      | WHITTIER | AVE | C      | Split-Level               |                       | 1961                 | Carter, Harry              |
| 497                      | WHITTIER | AVE | C      | Split-Level               |                       | 1960                 | Perkins, Norris & Mulloy   |
| 500                      | WHITTIER | AVE | C      | Ranch                     |                       | 1961                 | Murray, Donald S.          |
| 501                      | WHITTIER | AVE | C      | Split-Level               |                       | 1960                 | Perkins, Norris and Mulloy |
| 505                      | WHITTIER | AVE | NC     | Split-Level               |                       | 1971                 |                            |
| 506                      | WHITTIER | AVE | NC     | Neo-Colonial              |                       | 1969                 | Marks, Edward              |
| 510                      | WHITTIER | AVE | NC     | Ranch                     |                       | 1969                 | Nemoede, Albert            |
| 511                      | WHITTIER | AVE | C      | Neo-Colonial              |                       | 1961                 | Lindstorm, George Wallace  |
| 516                      | WHITTIER | AVE | C      | Split-Level               |                       | 1959                 | Perkins, Norris & Mulloy   |
| 519                      | WHITTIER | AVE | C      | Neo-Colonial              |                       | 1964                 |                            |
| 522                      | WHITTIER | AVE | NC     | Neo-Traditional (altered) |                       | 1965                 | Lawton, Harold Jr.         |
| 525                      | WHITTIER | AVE | NC     | Split-Level (altered)     |                       | 1962                 | Lindstrom, George          |
| 528                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 1991                 |                            |
| 530                      | WHITTIER | AVE | NC     | Neo-Traditional           |                       | 1992                 |                            |
| 531                      | WHITTIER | AVE | C      | Split-Level               |                       | 1961                 | Perkins, Norris & Mulloy   |
| 537                      | WHITTIER | AVE | NC     | Ranch                     |                       | 1965                 | Pojman, Vic                |

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| STREET #                 | STREET   | ABB | RATING | ARCHITECTURAL STYLE | ARCHITECTURAL DETAILS | DATE OF CONSTRUCTION      |
| 538                      | WHITTIER | AVE | NC     | Neo-Traditional     |                       | 1987                      |
| 543                      | WHITTIER | AVE | C      | Ranch               |                       | 1961                      |
| 546                      | WHITTIER | AVE | NC     | Split-Level         |                       | 1959                      |
| 547                      | WHITTIER | AVE | C      | Split-Level         |                       | 1961                      |
| 554                      | WHITTIER | AVE | C      | Neo-Colonial        |                       | 1959                      |
| 555                      | WHITTIER | AVE | NC     | No Style            |                       | 1980                      |
|                          |          |     |        |                     |                       | Jaskowiah & Petraschas    |
|                          |          |     |        |                     |                       | Perkins, Norris, & Mulloy |
|                          |          |     |        |                     |                       | Carter, Harry             |
|                          |          |     |        |                     |                       | Perkins, Norris, & Mulloy |

2014

Granacki Historic Consultants



**Glen Ellyn Village Board**  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting: 08/18/14 07:00 PM  
Department: Administration  
Department Head: Al Stonitsch  
Category: Discussion Item  
Prepared By: Al Stonitsch

**SCHEDULED**

**AGENDA ITEM (ID # 1372)**

DOC ID: 1372

## **GolfMak, Inc. Preliminary Assessment of Links and Reserve 22 Operations.**

### **Background:**

With the recent retirement of long-time General Manager Matt Pekarek, the Village Board approved a contract in June 2014 with GolfMak, Inc. (Bradenton, FL) to provide General Manager professional services to assist Village staff with operating the facility on an interim basis. In addition to the general day-to-day oversight, the contract scope also required GolfMak, Inc. to provide the Village Board an independent, overall assessment of both the golf and restaurant operations, in order to help guide further decision-making.

*Attachment 1* is a preliminary assessment and general progress report from GolfMak representatives Mike Kahn and Bill McIntosh. Both will be in attendance at the workshop to present their findings and answer any questions from the Board.

### **Action Requested:**

Board discussion and feedback only; no formal action is being requested.

### **Attachments:**

1. GolfMak, Inc. Preliminary Assessment and Report on Links Golf Course and Reserve 22, August 13, 2014

### **ATTACHMENTS:**

- ATT 1\_GolfMak Preliminary Assessment Report\_Links Reserve 22 (PDF)

| FROM VILLAGE LINKS<br>MANAGER                     | GOLF COURSE MANAGER'S RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. General Observation and Initial Recommendation | <p>Manager's initial view and observation of Village Links of Glen Ellyn and Reserve 22, which was extremely positive, and remains equally positive as of August 18.</p> <p>The property has shown to be busy every day, in excellent condition, and has a congenial and willing employee base.</p> <p>VILLAGE LINKS GOLF COURSE</p> <p>If manager was to rate Village Links in a nation- wide comparison, manager would place Village Links in the top 5% of all golf courses. Village links is superior to 95% of golf courses for:</p> <ul style="list-style-type: none"> <li>• Its layout – good enough to host the US Senior Open Qualifying round in July</li> <li>• Condition – excellent from tee to green</li> <li>• Practice range – wide, expansive - if not a little short (needs a high fence or thick trees at the back of the range field)</li> <li>• 2-Courses – The two courses one 9-holes, the other 18-holes – each serving a different clientele making Village Links accessible to a wider range of golf playing interests</li> <li>• Parking lot, fully paved and striped, albeit the largest parking volume little far from the clubhouse</li> <li>• Rounds of play consistently over 400 daily, often over 500</li> <li>• Holding up posted fees - \$76.00 with cart on weekends</li> <li>• Has anticipated gross annual receipts for 2014, including Reserve 22, estimated at +/- *\$4 to \$4.5 million (forecast) – a portion of Reserve 22 depending largely on success of the Blue Heron Room during the November-December Holiday Season</li> <li>• Has shown earnings with no losses consistently every year at and over 17% of sales</li> <li>• Village Links combination of all aspects puts the facility in the upper echelon of all public golf courses in 2014.</li> </ul> <p>MANAGER'S NOTE: Manager's revenue data for the purposes of this report is restricted to money generated for the business, which excludes sales tax and gratuities – sometimes referred to as non-direct income.</p> <p>As of July 31, gross receipts for Village Links from its income producing divisions beginning from January 1, 2014 total, \$2,469,136.88 including \$1,481,749.31 from golf operations and \$987,387.57 from food and beverage (Reserve 22) related sales. Therefore, the business needs to generate approximately \$2.1 million for the period:</p> |

August 1 through December 31, to reach \$4.5 million in total gross revenues from all sources.

The issue to reach the \$4.5 million target will be Reserve 22, which will need to generate another \$340,313.97 over and above the revenue it generated during the fall period in 2013. For instance, during in the fall period in 2013, October through December, total revenues from Reserve 22, including the Blue Heron room and meeting room totaled \$245,298.46, (Oct-Nov \$175,104.06 + Dec-\$70,194.40 = \$245,298.46), (see chart, Figure 1 below. Two sheets; October-November, left, December, right,). Manager's Figures are taken directly from Club Profit POS reports. **Sales taxes and gratuities are not included.**

| 5 - OCTOBER-NOVEMBER 2013                                                |                 |               | 6 - DECEMBER 2013 SALES                                                      |                 |              |
|--------------------------------------------------------------------------|-----------------|---------------|------------------------------------------------------------------------------|-----------------|--------------|
| REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD OCTOBER-NOVEMBER, 2013 |                 |               | REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD DEC 1, 2013 - DEC 31, 2013 |                 |              |
| 5520-441100                                                              | Food            | 96,633.00     | 5520-441100                                                                  | Food            | \$ 41,991.93 |
| 5520-441101                                                              | Liquor          | 18,794.35     | 5520-441101                                                                  | Liquor          | \$ 6,974.78  |
| 5520-441102                                                              | Beer            | 35,251.59     | 5520-441102                                                                  | Beer            | \$ 9,883.80  |
| 5520-441103                                                              | Wine            | 15,489.89     | 5520-441103                                                                  | Wine            | \$ 8,627.02  |
| 5520-441104                                                              | Beverages       | 7,926.94      | 5520-441104                                                                  | Beverages       | \$ 2,096.42  |
| 5520-441105                                                              | Cafe            | 763.29        | 5520-441105                                                                  | Cafe            | \$ 20.45     |
| 5520-441106                                                              | Room Charges    | 75.00         |                                                                              |                 |              |
| 5520-441107                                                              | Service Charges | 170.00        | 5520-441107                                                                  | Service Charges | \$ 600.00    |
| TOTAL RESERVE 22 SALES                                                   |                 | \$ 175,104.06 | TOTAL RESERVE 22 SALES                                                       |                 | \$ 70,194.40 |

Figure 1: October through December 2013

To reach \$2 million in gross revenues from Reserve 22 (Reserve 22 includes the Blue Heron room and the Meeting Room), we begin by using an assumption that the division will generate a daily average of +/- \$7,000.00 daily for August through September, 61-days, or +/- \$427,000. Added to total as of July 31, \$987,387.57, total to September 30 total revenues should be +/- \$1,414,387.57. Therefore, to reach YE-\$2 million, Reserve 22 must generate \$585,612.43 (\$2,000,000.00 - \$1,414,387.57 = \$585,612.43) – a daily average over 92-days of \$6,365.35 (Figure 3) for the period October through December 31.

| PERIOD / DESCRIPTION             |                 | NOTES                                  |
|----------------------------------|-----------------|----------------------------------------|
| Aug 1 - Sept 30 daily sales      | \$ 7,000.00     | Assumption                             |
| Number of days                   | 61              | August 31 days + September 30 days     |
| Aug-Sept forecast total          | \$ 427,000.00   | From Reserve 22 - all components       |
| Revenue through July 31          | \$ 987,387.57   | From Club Profit POS Report            |
| Total forecast by September 30   | \$ 1,414,387.57 | July 31 plus Aug-Sept                  |
| Targeted annual sales            | \$ 2,000,000.00 | Original revenue goal for Reserve 22   |
| October-December required sales  | \$ 585,612.43   | Needed for final 3 months to reach \$2 |
| October-December sales - 2013    | \$ 245,298.46   | Sales for October-December in 2013     |
| Required 'NEW' sales for Oct-Dec | \$ 340,313.97   | New business needed over 2013          |

Figure 2 - How Reserve 22 can reach \$2 million

**MANAGER'S COMMENT**

Manager points out its forecast, Figure 2 above, based on manager's assumptions from historic revenue history to anticipate revenue needs to reach the Reserve 22 goal of \$2 million by year end. It draws attention to the importance of finding ways to generate income from Reserve 22 for the final 3-months of 2014 from restaurant department. In fact, Reserve 22 needs to average \$6,365.35 per day (Figure 3 below) for the final 92 days of the 2014 business year.

| PERIOD / DESCRIPTION             |               | NOTES                                  |
|----------------------------------|---------------|----------------------------------------|
| Total required sales for Oct-Dec | \$ 585,612.43 | Needed for final 3 months to reach \$2 |
| Number of days                   | 92            | October-November-December              |
| Daily average                    | \$ 6,365.35   | Average over 92-days                   |

Figure 3 - Reserve 22 Required Daily Sales Oct-Dec 2014

**MANAGER'S EXPERIENCED GENERAL OBSERVATION OF VILLAGE LINKS AND RESERVE 22**

In manager's experience, including many golf course reviews around the USA, the Village Links golf course is in superior condition in manager's view. All components are individually in good repair. Apparently, the only golf player complaint has been about the bunkers (sand traps). However, manager's experience suggests that when

a golf course in in such good condition, golf players need something to ‘crow’ about. As manager has visited most of the sand traps, checked their sand depth, edging, debris and/or grass growing in the sands, manager feels the Village Links sand traps are in quite reasonable condition compared to the vast majority of golf courses.

Manager is also impressed with the mix of golf customers of all ages; men, women, children, even teenagers. With a very active teaching program manager feels Village Links actually contributes to the area’s golf economy by introducing more new people to golf.

Manager considers Village Links to be a positive example of the ‘Future of Golf’ in the USA, because of its wide ranging customer base and the attitude of its management team. Michael Kahn has not witnessed such a mix of golf players including children, teen agers (a real rarity), men, women, seniors, even handicapped

Village Links of Glen Ellyn is part of a more or less upscale community evidenced by such retailers as Panera Bread, Starbucks, and Fresh Market. The property is also located, near a major convergence of Interstate Highways I-88 and I-290, which makes the golf course easy to get to from the greater Chicago market.

Statistics for Glen Ellyn are favorable for a golf course such as Village Links:

- Population in 2012: 27,650. Population change since 2000: +2.4%
- Males: 13,123 - (47.5%)
- Females: 14,527 - (52.5%)
- Median resident age: 40.3 years. Illinois median age: 39.6 years
- Glen Ellyn estimated median household income in 2012: \$90,328. IL: \$55,137
- Glen Ellyn Estimated median house or condo value in 2012: \$366,610 IL:\$170,600
- Glen Ellyn estimated median house or condo value in 2012: \$366,610. IL: \$170,600

Area statistics as it pertains to golf course businesses:

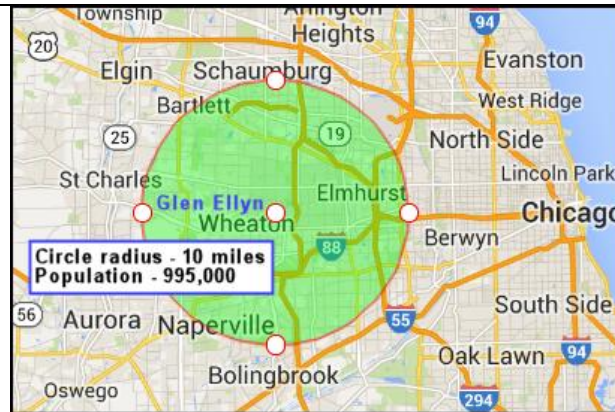


Figure 4: 10-mile radius Market Area

As shown in the map illustration, Glen Ellyn sits in the middle of a million people residing within a 10 mile radius of Glen Ellyn Civic Center. As drive times to golf courses have traditionally been estimated at 25 to 30 minutes (National Golf Foundation Statistics), or a 20-mile radius, Glen Ellyn actually sits within a 4 million population if the map radius is extended to 20 miles. Source: Freemaptools.com.

There are as many as 50 golf facilities listed on Golf.com, course search, within the 20-mile diameter of Village Links, many with 36 holes or more (Medinah with 54 holes, Arrowhead with 27-holes, for instance). Several are executive or par-3 courses. However, the most significant competitors to Village Links appear to be Cantigny Golf and Tennis Club, Arrowhead Golf Club, and Seven Bridges Golf Club. Each of these competitors is in good condition and price to play are similar to Village Links.

#### MANAGER'S RECOMMENDATIONS

Manager's Initial recommendation is to plan and implement a steady marketing and advertising plan to sustain its excellent customer following. In particular the business needs to build its brand for the restaurant, Reserve 22, and the banquet room known as the Blue Heron Room.

Manager further recommends and is in the process of implementing manager's recommendations that far better controls need to be put in place. Manager recognizes that the business has enjoyed years of highly positive cash flow; therefore, there has been no needs for optimum efficiency of operations. In 2014 and beyond, Village Links has \$650,000 debt to cover including 315,000 new debt, which requires a far more

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|  | <p>businesslike approach to operations. Since coming aboard, manager has implemented paper trails for movement of inventory in and out of the clubhouse to the beverage cart and halfway house. Manager has ordered strict controls of liquor and beer storage including only authorized employee access, plus an in-and-out sign-in sheet recording all inventory exchanges by date/time, exchanges and by whom.</p> <p>Beverage car and halfway house clerks now keep opening and closing inventory every day.</p> <p>RESTAURANT: RESERVE 22</p> <p>Manager has seldom encountered food and beverage divisions at golf courses specifically planned to become a full public restaurant. Village Links restaurant, Reserve 22, was designed, apparently, without a truly defined identity. With 20 large screen TVs spread around the entire restaurant facility, always tuned to sports events, 24-seats on high tables and 30-bar stools, Reserve 22 appears like most sports bars similar to a Miller's Ale House. In addition to the bar room, the Reserve 22 restaurant area seats almost 70. In addition to the restaurant, two separate outdoor patios seating 92 in one and 48 in the other allow fine weather outdoor dining, plus a patio bar in the large patio seating 10, creates a very casual atmosphere. The banquet room, known as the Blue Heron Room, seats 150. Total seating in the entire facility reaches 500.</p> <p>The Links restaurant, banquet room and patios are well suited to host large golf events, weddings and other gatherings. As of August 1 there were 27 golf events booked for September, which will use Reserve 22.</p> <p>Since manager arrived at Village Links in the first week of June (2014), Reserve 22 has shown consistent revenue serving both golfers and off-the-street restaurant goers.</p> <p>Total Reserve 22 sales, Jan-1 through July 31 total, \$987,387.57 including room and service charges, which in manager's experience puts Reserve 22 in the top 5% of all golf courses for food and beverage generated revenues.</p> <p>MANAGER'S REVENUE ANALYSIS</p> <p>Manager has obtained all revenues generated by Reserve 22 and Golf Operations for six periods (see spreadsheet):</p> <ol style="list-style-type: none"> <li>1. January 1 through July 31, 2014 showing actual revenues generated by Reserve 22 and Golf Operations</li> </ol> |
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|  | <p>in calendar year, 2014</p> <ol style="list-style-type: none"> <li>May 1 through July 31 showing Village Links in ‘full swing’ in both Golf Operations and Reserve 22.</li> <li>August 1, 2013 through July 31, 2014 (trailing 12-months) showing a ‘banker’s’ view of the business for the trailing 12-months ending July 31, 2014</li> <li>August 1 through August 12, 2014 showing revenues generated to help forecast August September revenues</li> <li>December 1 – December 31, 2013 showing Holiday Season sales in 2013</li> <li>October-November, 2013, showing the fall season – especially for Reserve 22</li> </ol> <p>REVENUE OBSERVATIONS AND FORECASTS BY MANAGER</p> <p>Manager calculated that since May 1 (2014), Reserve 22 generated sales of \$659,908.60 (92-days) resulting in average daily sales of \$7,172.92.</p> <p>To forecast Reserve 22 sales to year end 2014, manager anticipates daily average sales to the end of September at +/- \$7,000, which appears to hold true for the first half of August (see August 1 – 12, Figure 7). There are close to 30 event bookings in September, which will drive sales to Reserve 22. Therefore, manager feels reasonably comfortable predicting sales for August 1 through September 30, 61-days at average \$7,000 per day, or up to \$427,000 total sales for the period. Adding August-September to \$987,387.57 (already generated by July 31) manager forecasts total sales for Reserve 22 sales by September 30 to be at or near \$1,414,387.57.</p> <p>A revenue goal for Reserve 22 has been set at \$2 million by Village of Glen Ellyn principals (which manager feels is a reasonable goal). However, the months of October, November and December must yield at least \$585,612.43 in revenue - a daily average of \$6,365.35 - over the final 92 days of the year to reach \$2 million total sales.</p> <p>If we look at Reserve 22 sales for October-November, 2013 (Figure 1), \$175,104.06, and December, \$70,194.40, total, \$245,298.46, and apply to the \$1,414,387.57 by the end of September, the year’s total revenue will be +/- \$1,659,686.03. Therefore, manager strongly advises an aggressive advertising and marketing campaign to boost holiday sales – especially getting the best out of the Blue Heron banquet room in November and December.</p> <p>Therefore, to meet Reserve 22’s goal of \$2 million in 2014, the business needs to generate at least \$340,313.97 in new revenues between now and December 31.</p> |
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|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|  | <p>If the remainder of the year, average sales match the first segment of the year, daily sales of</p> <p>GETTING RESERVE 22 TO \$2 MILLION</p> <p>Part of the growing pains of a new restaurant has been settling on menus, competitive pricing, presentation, server training, nightly cleanup, point of sale issues, and cash management. Since manager arrived, training sessions for servers and bartenders have been implemented. A daytime menu and an evening menu have been created, with specials offered in a temporary menu every day. (Manager has visited several competitive sports type bar restaurants in Glen Ellyn and nearby areas reviewing menus, pricing, and particularly the quality of service.</p> <p>Manager feels, after visiting several restaurant competitors in Wheaton, DuPage and other nearby counties, Reserve 22 is competitive with its menu pricing, variety, and choices (most menus in the area offer from 40 to 60 menu items) and compared to most, Reserve 22 show to be reasonably competent with presentation and serving. However, Village Management (correctly) desires Reserve 22 to offer superior service, which is why manager has implemented further server training.</p> <p>Reserve 22 and especially the Blue Heron Banquet Room need to build its name in the Glen Ellyn area and beyond. As suggested above, a marketing and advertising strategy must be in place and implemented as soon as possible (as of this writing, August 14 2014). It is important, especially with the coming winter months, to get the name well know if the restaurant is hoping to attract restaurant goers through the winter months.</p> <p>Remember. To reach \$2 million in gross revenues from Reserve 22, the business needs to find \$340,313.97 in new business over and above sales for the October-December of 2013 (see Figure 2, page 3) likely generated from holiday gatherings in the Blue Heron Room.</p> <p>Finally, in manager's experience and opinion, Reserve 22 needs a professional Food and Beverage Manager with the kind of experience appropriate for the Reserve 22 style. The restaurant needs an out-front (and back) manager who continually 'coaches' servers, greets and communicates with customers, makes sure the tables are timely bussed (properly), and has his/her eyes open at all times. At the moment, Reserve 22 lacks such a person in this highly important position. Manager feels a career restaurant person, properly compensated, can generate the necessary added revenues needed to move Reserve 22 over the top.</p> |
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# RESERVE 22 AND SUPPORTING ELEMENTS ARE CURRENTLY INDICATING REASONABLE MARGINS

With inventory scrutiny, monthly counting and reconciliation, so far Reserve 22 appears (to be confirmed with the next P&L) to be at or below 35% for cost of sales (COS), less than 20% for cooks and servers, approximately 15% for management, 70%, plus ancillary expenses between 10% and 15%, total cost of operations 80% to 85%, which would result in 15% to 20% to the bottom line.

For instance, if Reserve 22 finishes the year at the same number as the trailing 12-months, total \$1,621,307.51, applying 85% total expenses, net earnings would be +/- \$243,196.13 .

|                                   |    |              |
|-----------------------------------|----|--------------|
| Trailing 12-month sales           | \$ | 1,621,307.51 |
| All costs @ 85%                   |    | 85%          |
| Total expenses and COS            | \$ | 1,378,111.38 |
| Net earnings based on trailing 12 | \$ | 243,196.13   |
| Trailing 12-month sales           | \$ | 2,000,000.00 |
| All costs @ 85%                   |    | 85%          |
| Total expenses and COS            | \$ | 1,700,000.00 |
| Net earnings based on trailing 12 | \$ | 300,000.00   |

Figure 5 - Forecasting net earnings for Reserve 22

If Reserve 22 meets its \$2 million goal, manager feels net earnings should be in the +/- \$300,000. Manager has learned the restaurants, such as Outback Steakhouse aims fo a bottom line between 15% and 20%.

| 1 - YTD 2014                                                                 | 2 - MAY 1 - JULY 31 2014                                                     | 3 - TRAILING 12TO JULY 31, 14                                                       |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD JAN 1 - JUL 31, 2014       | REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD MAY 1, 2014 - JUL 31, 2014 | TRAILING 12: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD AUG 1, 2013 - JUL 31, 2014    |
| 5520-441100 Food \$ 536,898.92                                               | 5520-441100 Food 348,304.22                                                  | 5520-441100 Food \$ 896,262.04                                                      |
| 5520-441101 Liquor \$ 81,616.77                                              | 5520-441101 Liquor 51,034.36                                                 | 5520-441101 Liquor \$ 139,680.18                                                    |
| 5520-441102 Beer \$ 217,391.60                                               | 5520-441102 Beer 157,940.85                                                  | 5520-441102 Beer \$ 347,268.37                                                      |
| 5520-441103 Wine \$ 85,017.77                                                | 5520-441103 Wine 49,350.61                                                   | 5520-441103 Wine \$ 132,583.21                                                      |
| 5520-441104 Beverages \$ 55,178.86                                           | 5520-441104 Beverages 44,240.78                                              | 5520-441104 Beverages \$ 88,317.12                                                  |
| 5520-441105 Cafe \$ 6,714.14                                                 | 5520-441105 Cafe 6,123.78                                                    | 5520-441105 Cafe \$ 11,397.08                                                       |
| 5520-441106 Room Charges \$ 2,825.00                                         | 5520-441106 Room Charges 1,675.00                                            | 5520-441106 Room Charges \$ 3,300.00                                                |
| 5520-441107 Service Charges \$ 1,744.51                                      | 5520-441107 Service Charges 1,239.00                                         | 5520-441107 Service Charges \$ 2,499.51                                             |
| TOTAL RESERVE 22 SALES \$ 987,387.57                                         | TOTAL RESERVE 22 SALES \$ 659,908.60                                         | TOTAL RESERVE 22 SALES \$ 1,621,307.51                                              |
| REVENUE: GOLF COURSE INCLUDING MISCELLANEOUS. PERIOD JAN 1 - JUL 31, 2014    | REVENUE: GOLF COURSE INCLUDING MISCELLANEOUS. PERIOD MAY 1 - JULY 31, 2014   | TRAILING 12: GOLF COURSE INCLUDING MISCELLANEOUS. PERIOD AUG 1, 2013 - JUL 31, 2014 |
| 5500-440550 Greens Fees \$ 921,317.25                                        | 5500-440550 Greens Fees 810,178.73                                           | 5500-440550 Greens Fees \$ 1,669,068.42                                             |
| 5500-440556 Dining Range \$ 144,835.60                                       | 5500-440556 Dining Range 117,887.50                                          | 5500-440556 Dining Range \$ 223,197.30                                              |
| 5500-440554 Pro Shop Merch \$ 92,729.29                                      | 5500-440554 Pro Shop Merch 72,500.58                                         | 5500-440554 Pro Shop Merch \$ 165,073.86                                            |
| 5500-440557 Resident Cards \$ 35,635.00                                      | 5500-440557 Resident Cards 12,720.00                                         | 5500-440557 Resident Cards \$ 37,710.00                                             |
| 5500-440555 Motorized Carts \$ 232,648.00                                    | 5500-440555 Motorized Carts 208,023.50                                       | 5500-440555 Motorized Carts \$ 427,778.00                                           |
| 5500-440552 Food Service                                                     | 5500-440552 Food Service                                                     | 5500-440552 Food Service                                                            |
| 5500-440558 Fields and Parks \$ -                                            | 5500-440558 Fields and Parks 0                                               | 5500-440558 Fields and Parks \$ -                                                   |
| 5500-440559 Refreshment Stand \$ -                                           | 5500-440559 Refreshment Stand 0                                              | 5500-440559 Refreshment Stand \$ -                                                  |
| 5500-489100 Misc O/S \$ -                                                    | 5500-489100 Misc O/S 0                                                       | 5500-489100 Misc O/S \$ -                                                           |
| 5500-489000 Miscellaneous \$ 54,584.17                                       | 5500-489000 Miscellaneous 33,370.49                                          | 5500-489000 Miscellaneous \$ 83,565.89                                              |
| TOTAL GOLF SALES \$ 1,481,749.31                                             | TOTAL GOLF SALES \$ 1,254,680.80                                             | TOTAL GOLF SALES \$ 2,606,393.47                                                    |
| TOTAL ALL SALES \$ 2,469,136.88                                              | TOTAL ALL SALES \$ 1,914,589.40                                              | TOTAL ALL SALES \$ 4,227,700.98                                                     |
| 4 - AUGUST 1 - 12 2014                                                       | 5 - OCTOBER-NOVEMBER 2013                                                    | 6 - DECEMBER 2013 SALES                                                             |
| REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD AUG 1, 2014 - AUG 12, 2014 | REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD OCTOBER-NOVEMBER, 2013     | REVENUE: RESERVE 22 INCLUDING ROOM RENTAL. PERIOD DEC 1, 2013 - DEC 31, 2013        |
| 5520-441100 Food \$ 61,956.98                                                | 5520-441100 Food 96,633.00                                                   | 5520-441100 Food \$ 41,991.93                                                       |
| 5520-441101 Liquor \$ 10,029.19                                              | 5520-441101 Liquor 18,794.35                                                 | 5520-441101 Liquor \$ 6,974.78                                                      |
| 5520-441102 Beer \$ 25,022.83                                                | 5520-441102 Beer 35,251.59                                                   | 5520-441102 Beer \$ 9,883.80                                                        |
| 5520-441103 Wine \$ 7,573.03                                                 | 5520-441103 Wine 15,489.89                                                   | 5520-441103 Wine \$ 8,627.02                                                        |
| 5520-441104 Beverages \$ 7,025.60                                            | 5520-441104 Beverages 7,925.94                                               | 5520-441104 Beverages \$ 2,096.42                                                   |
| 5520-441105 Cafe \$ 1,114.95                                                 | 5520-441105 Cafe 763.29                                                      | 5520-441105 Cafe \$ 20.45                                                           |
| 5520-441106 Room Charges                                                     | 5520-441106 Room Charges 75.00                                               |                                                                                     |
| 5520-441107 Service Charges \$ 450.00                                        | 5520-441107 Service Charges 170.00                                           | 5520-441107 Service Charges \$ 600.00                                               |
| TOTAL RESERVE 22 SALES \$ 113,172.58                                         | TOTAL RESERVE 22 SALES \$ 175,104.06                                         | TOTAL RESERVE 22 SALES \$ 70,194.40                                                 |
| REVENUE: GOLF COURSE INCLUDING MISCELLANEOUS. PERIOD AUG 1, AUG 12, 2014     | REVENUE: GOLF COURSE INCLUDING MISCELLANEOUS. PERIOD OCTOBER-NOVEMBER, 2013  | REVENUE: GOLF COURSE INCLUDING MISCELLANEOUS. PERIOD DEC 1, 13 - DEC 31, 13         |
| 5500-440550 Greens Fees \$ 128,893.84                                        | 5500-440550 Greens Fees 116,190.59                                           | 5500-440550 Greens Fees 93,620.60                                                   |
| 5500-440556 Dining Range \$ 25,923.95                                        | 5500-440556 Dining Range 13,162.20                                           | 5500-440556 Dining Range 159.3                                                      |
| 5500-440554 Pro Shop Merch \$ 10,806.89                                      | 5500-440554 Pro Shop Merch 16,947.49                                         | 5500-440554 Pro Shop Merch 7,774.70                                                 |
| 5500-440557 Resident Cards \$ 580.00                                         | 5500-440557 Resident Cards 50                                                | 5500-440557 Resident Cards 0                                                        |
| 5500-440555 Motorized Carts \$ 34,260.00                                     | 5500-440555 Motorized Carts 39,658.00                                        | 5500-440555 Motorized Carts 0                                                       |
| 5500-440552 Food Service                                                     | 5500-440552 Food Service                                                     | 5500-440552 Food Service                                                            |
| 5500-440558 Fields and Parks \$ -                                            | 5500-440558 Fields and Parks 0                                               | 5500-440558 Fields and Parks 0                                                      |
| 5500-440559 Refreshment Stand \$ -                                           | 5500-440559 Refreshment Stand 0                                              | 5500-440559 Refreshment Stand 0                                                     |
| 5500-489100 Misc O/S \$ -                                                    | 5500-489100 Misc O/S 0                                                       | 5500-489100 Misc O/S 0                                                              |
| 5500-489000 Miscellaneous \$ 7,599.33                                        | 5500-489000 Miscellaneous 7,343.25                                           | 5500-489000 Miscellaneous 63.3                                                      |
| GOLF SALES \$ 208,064.01                                                     | TOTAL GOLF SALES \$ 193,351.53                                               | TOTAL GOLF SALES \$ 101,617.90                                                      |
| ALL SALES \$ 321,236.59                                                      | TOTAL ALL SALES \$ 368,455.59                                                | TOTAL ALL SALES \$ 171,812.30                                                       |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| · Overall Environment                      | Manager views the overall environment of Village Links and Reserve 22 is highly positive. The property has a clean and new appearance. Employees are (for the most part) appropriately dressed and trained to serve customers. No doubt, the business needs a few employee 'adjustments', but overall, the crew in general is enthused, loyal, and seem to enjoy their work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| · Leadership and Customer Service priority | Manager has had time to get to know the management team at Village Links and have made recommendations to Village Links principals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| · Outsourcing Review                       | Manager has contemplated various outsourcing alternatives for Village Links. Management company sources on manager's 'radar' include Littlestone Golf Management Billy Casper Golf Management, Integrity Golf, and others. But at this time cannot recommend adding another layer of operational expense – especially with the direct oversight Village Links receives from the Village of Glen Ellyn's own administration – Village Manager and Village Assistant Manager.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2. Assessment of Each Business Component   | <p>Golf Course: All 27-hole are in excellent condition. The superintendent does an excellent job. Equipment and tools are in good repair. The outbuildings are clean and organized. EXCELLENT</p> <p>Both golf courses, the 9-hole course and the 18-hole course, have their own starter's shack, each connected with the pro shop including the electronic tee sheets. EXCELLENT</p> <p>Cart Storage: Would be better if it had a roof – side walls not entirely necessary. No wash station. Good cart rotation for even fleet wear. LESS THAN EXCELLENT</p> <p>Clubhouse: Reserve 22, north end of the clubhouse is new. The south end of the clubhouse is essentially the same as it has been for many years including the pro shop, men's and ladies restrooms, center hallway and upstairs offices.</p> <p>A separate executive style meeting room was created with a large center table, surrounded by 20 or more leather office swivel chairs is appropriate to attract business and other meeting types in a bright atmosphere. Better use of this room can be generated by including the meeting room's availability in manager's recommended marketing initiative. Business meeting, smaller group gatherings who desire more privacy, etc. could be attracted to use this room. Currently, the room is offered to sports enthusiasts for their fantasy</p> |

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <p>football drafts. In fact, an NFL Football draft board has already been hung for just such gatherings.</p> <div data-bbox="869 261 1617 683" data-label="Image">A green rectangular board with the words "FANTASY FOOTBALL" in large white letters at the top. Below the title is a grid of small squares, likely for drafting players. The NFL logo is visible in the center of the board. The board is mounted on a wall.</div> <p>Figure 7: NFL Fantasy Draft Board</p> <p>Halfway House: Actually a very pleasant place, nicely located to serve both golf courses with potential customers passing the halfway house often. The interior needs a ‘face-lift’ and manager recommends more effort toward merchandising. In fact, the halfway house is visited every day by hundreds of golfers. For instance;</p> <p>Golf merchandise – items golfers generally need and want like golf balls, tees, sunscreen, hats, and accessories (such as shoe laces), ball markers, etc.</p> <p>With food and beverage sales, manager advises a better planned display of food and drink items make them more attractive and abundant appearing, which in retail is the secret of generating more sales. Manager advises that making many items self-serving will also stimulate greater sales.</p> <p>Parking lot: With over 200-car capacity the pavement is in excellent condition, the lot well lighted and drained. The driveway is also in excellent condition with nicely maintained landscaping, but ongoing maintenance must continue with the understanding that this is the entry way to a new restaurant.</p> |
| · Grounds and Facility | Overall, manager rates Village Links grounds very highly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| · Golf                 | The golf course is one of the best. It is good enough to host such events as the US Senior Open qualifying round.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                              | Almost three dozen major amateur and other Illinois events have been held at Village Links                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| · Restaurant                                                                                                 | Reserve 22 is still trying to establish an identity. Has nice ambience; a little noisy at times, but it is an exciting and vibrant place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| · Adm: Budget Coordinator; marketing, embracing technology, overall employee morale, employee training, etc. | This area needs continual monitoring, training, and proper controls. Village needs to be prepared to accept that this area's administration will be an ongoing-forever process. Training, oversight, controls checked, inventory management, must become routine. Village will be bringing on a part-time Business Office Coordinator by early Sept.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3. Recommendations and Implementation                                                                        | As stated earlier, manager has begun to apply its recommendations for clubhouse cleanliness, inventory controls, employee accountability, and paper trails. Manger repeats its recommendation to adopt and implement a continual marketing and advertising budget for both the golf course and Reserve 22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| · Business Practices Improvements                                                                            | As stated above, manager has implemented general business practices – especially in Reserve 22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| · Most Audit recommendations have been implemented                                                           | <p>There may yet be further recommendations from manager. However, to date, some recommendation have already been implemented including;</p> <p>Improved security cash handling procedures tightened, with cash counting taken to the upstairs office, and video cameras added to the halfway house. Restricting persons who can enter liquor and beer storage, plus clipboard sheets where those who do enter record time and inventory change each entry. The beverage cart and halfway house are now fully accountable for sales and inventory with one staff member appointed to oversee 'outside' sales to assure accuracy and integrity.</p> <p>Yet outstanding is manager's recommended clubhouse daily maintenance plan (partly begun by having the bar and kitchen mats cleaned twice a week by the course maintenance crew). Manager desires to have a daily clubhouse maintenance routine beginning early morning so Reserve 22 is 100% clean and ready for the day's business. To date, a search for a cleaning company is under way, plus a search for individuals who would do the job. Hours each day would be approximately four hours for an individual – seven days a week.</p> <p>Manager, along with Village and division managers have sought some sort of signage for Reserve 22. Interim</p> |

general manager, Bill McIntosh has taken that task and a sign program is in place, with a temporary road sign (Figure 4) now on Park Blvd, decals on Reserve 22 entrance doors, and a permanent lighted sign on order for Park Street. All signage is expected to be in place by the end of September.



Figure 8: Temporary Sign on Park

The new Village Links web site should be up and running by mid-August. In fact, manager has already reviewed drafts of the proposed new site. Meanwhile, the site provider, Legendary Marketing has been posting Facebook articles, twice daily and soon will take over all email blasts.

Legendary Marketing, as part of its services, will actively and aggressively assist in building the Links and Reserve 22's customer email database.

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| · List of all other changes by categories       | <p>Golf Course: Left to the superintendent. In manager's experience, all is well in that category.</p> <p>Clubhouse: Needs a daily maintenance plan. Manager is working to solve that.</p> <p>Pro Shop: With retirement of the recent GM, the pro shop management staff has been reduced to two persons – Director of Golf and Head Professional. The original Director of Golf is applying for the position as General Manager of the entire facility.</p> <p>Site lines were cleaned up in the pro shop to make the POS position more open and also create site lines from clerks to the floor, which can eliminate some 'shrinkage' issues.</p> <p>Cash Counting has been moved from the pro shop to the upstairs office for better security and less interruption.</p> <p>Offices: The upstairs offices have been cleaned up and debris moved to other locations or discarded.</p> |
| 4. Significant project with budget implications | As mentioned above, the most significant project under way is the marketing and advertising plan. A budget has yet to be set, but will likely be in the \$100,000 (annual) range, including an already committed contract with Legendary Marketing (referred to above), a web site and social marketing resource promoting the Links and Reserve 22, and are acting as social media marketing resource/agent for the Village. Manager has been part of interviews with three marketing agencies, with their proposal yet to be made and reviewed.                                                                                                                                                                                                                                                                                                                                      |
| · Marketing                                     | Manager advises that continual marketing must be done in-house with posters and even simple dialogue with customers, which improves through employee training. Manager created a comment card which has been circulated, and from which customer comments become part of weekly management meetings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| · Facility Issues(Stonitsch):                   | As part of the FY 2015 budget process, the Facilities Division will begin overseeing the long-term capital improvement planning in partnership with Links management. Staff is developing a plan to begin implementing and overseeing general custodial services for Reserve 22 beginning next month.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Information Technology Matters:                 | In addition to addressing the various concern identified in the Wolf Audit, the Village transitioned day-to-day I.T. oversight and responsibility to the Village's I.T. Manager. Replaced outdated server; added improved wireless connectivity in Reserve 22 and Clubhouse to improve customer experience; replaced three outdated PC's in clubhouse/admin areas. Installed new VoiP phone system in maintenance garage. Implemented a beverage cart and hostess POS application via laptop to automate ordering menu ordering and enhance                                                                                                                                                                                                                                                                                                                                            |

|                                               |                                                                                                                                                        |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | customer convenience                                                                                                                                   |
|                                               |                                                                                                                                                        |
| o Electronic Sign/Message Board on Park Blvd. | All approvals for signage are in place and the lighted road sign should be installed in the Fall -time frame pending direction from the Village Board. |
|                                               |                                                                                                                                                        |
| o Backup Generator                            | A capital expenditure, which will likely be decided by the Village Manager and Village Board.                                                          |



Glen Ellyn Village Board  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting: 08/18/14 07:00 PM  
Department: Administration  
Department Head: Al Stonitsch  
Category: Discussion Item  
Prepared By: Al Stonitsch

SCHEDULED

AGENDA ITEM (ID # 1368)

DOC ID: 1368

## Board Consideration and Discussion of the Potential Purchase of a Standby Generator to Supply Back up Power for the Links/Reserve 22 facility.

### **Background:**

As part of its due diligence in containing the overall construction costs associated with the new restaurant/banquet facility (Reserve 22) at the Links, the Village conducted a value engineering analysis to identify construction expenses that could be reduced. Among the items that the Village elected to eliminate was the permanent standby power generator for the facility. Historically, the Links always operated without a permanent generator, and, when needed, used a series of small, portable generators to maintain basic operations during a power outage.

Given the significant change in the size and scope of the restaurant operations, trying to maintain basic operations, let alone the full complement of services, by utilizing small portable generators would be a challenging, if not futile, endeavor. Such new amenities like the walk-in coolers, for example, could not be sustained by using small, portable generators. Although the number of power outages have been infrequent, having a multitude of portable generators stationed and operating around the facility with extension cords meandering through the facility and walk-ways would detract from the customer experience, not to mention present potential safety hazards to patrons and staff alike. Additionally, with the facility able to now accommodate larger scale indoor events (e.g. small weddings), the potential for a power outage to temporarily interrupt, or even entirely disrupt, the event is a possibility. Although the Village has sufficient liability insurance to cover the losses associated with any significant business interruption, some customer relations exposure exists without a reliable back up power supply option.

*Note:* Historically, the average power disruption experienced at the Links has been 4-5 hours, with most outages occurring in the summer due to storms. The longest outage in recent memory was two years ago, in early July, when the power was out for 2 days. Approx 15 years ago, there was a 12-hour power outage due to a truck striking a utility pole, and about 20 years ago there was a 1-2 day outage due to a main underground feeder line failing. In the last 12 mo, there have been no material power outages experienced at the Links.

### **Issues:**

Staff has identified two options for the Board's consideration and feedback:

#### **OPTION #1: Permanent Generator**

This option would include soliciting bids to furnish and install a 150KW natural gas generator on site at the Links (*Attachment 1 & 2*), which would provide back-up power supply to the entire club house and restaurant operation. As detailed in the following chart, the estimated project cost, including contingency, would be \$145,000.

| Item                        | Estimated Cost   |
|-----------------------------|------------------|
| 150Kw Generator             | \$53,000         |
| Installation-Labor Cost     | \$85,000         |
| Subtotal Project Cost       | \$138,000        |
| 5% Contingency              | \$7,000          |
| <b>TOTAL ESTIMATED COST</b> | <b>\$145,000</b> |

**PRO's:**

- Reliability; seamless operation during both short and long duration outages
- Entire operation can continue seamlessly during a power outage; no measurable impacts to indoor operations
- Natural gas powered; no need to monitor fuel levels or incur diesel fuel costs
- Costs can be amortized over the life of the facility (i.e. 40-50 years)
- Reduced safety hazards due to lack of portable generators and wiring around facility

**CON's:**

- High overall up-front expense to absorb
- Project timeline is longer; there is an approx. eight (8) week manufacturer lead time for the generator equipment alone
- May slightly detract from the exterior aesthetics of the clubhouse; generator would need to be installed at the front (east facing) entrance. Note: staff believes that we can minimize this impact by creating a modest enclosure, along with some landscaping, to provide screening

**OPTION #2: Install Transfer Switch/Tap Box (Lease Portable Generator)**

The second option would be to have the appropriate electrical "hook ups" installed such that the Village could rent a portable 150Kw diesel generator on an as-needed basis (short-term lease), or a standby portable that is stored on-site (long-term lease).

| Item                             | Estimated Year 1 Cost<br>(Alt. A) <i>(excludes cost of fuel)</i><br><u>Short-term Lease No</u><br><u>guarantee of availability</u> | Estimated Year 1 Cost (Alt. B)<br><i>(excludes cost of fuel)</i> <u>Long-term</u><br><u>Lease Availability guaranteed</u> |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Transfer Switch                  | \$15,000                                                                                                                           | \$15,000                                                                                                                  |
| Tap Box                          | \$5,000                                                                                                                            | \$5,000                                                                                                                   |
| Installation-Labor               | \$95,000                                                                                                                           | \$95,000                                                                                                                  |
| Subtotal                         | \$115,000                                                                                                                          | \$115,000                                                                                                                 |
| Leasing Costs                    | \$1,800/week                                                                                                                       | \$54,000/year                                                                                                             |
| <b>Option #2 Total Estimated</b> | <b>\$116,800.00</b>                                                                                                                | <b>\$169,000.00</b>                                                                                                       |

| Project Cost (Year 1)                     |               |              |
|-------------------------------------------|---------------|--------------|
| Year Cost Difference: Opt. #1 vs. Opt. #2 | ALT. A        | ALT. B       |
| Option #1 Cost                            | \$145,000.00  | \$145,000.00 |
| DIFF                                      | (\$28,200.00) | \$24,000.00  |

**PRO's:**

- Slightly lower cost (+/- \$28K) option under the short-term generator lease
- Can sufficiently power both the club house and restaurant operations
- Better insulates the Village from business interruption during prolonged power outages
- Project can be completed in a shorter time frame (less lead time required for equipment)
- Short-term Lease: Lower on-going maintenance costs; less indirect costs (e.g. staff hours required for periodic load testing of equipment).

**CON's:**

- Short-term Lease: 1) The availability of a generator during a power outage is not guaranteed 2) Even if a generator is available and secured, there would still be operational disruptions to an event due to time required for the delivery and set up
- Long-term Lease: 1) Guarantees availability of generator; however, there will still be some operational disruption for set up time 2) Actually costs more in Year 1 than the permanent option in #1 above. 3) Carries a costly \$54,000/year on-going lease expense
- Both Lease Options: Village would incur additional direct costs for diesel fuel, and also some indirect costs (e.g. staff time) to monitor the generator and refuel the unit during operation

**Budget:**

Either scenario is a significant cost item that was not budgeted for this year. If the Board would like to move forward on either option, the expense could be funded in a couple different ways:

**1. Recreation Fund:**

- ☐ One option is for the Village to (logically) cover this expense out of the Recreation Fund budget. An issue that staff is very sensitive to when contemplating such large, unplanned expenses is the effect on year end fund balance position versus target. Additionally, this exercise is even more important because the staff has identified several new expense items that also impact the Links' financial position. To that end, Interim Finance Director Coyle assisted with developing a conservative cash analysis forecast to assess the financial impact to the bottom line over next year.
- ☐ The signage cost, along with the other new anticipated expenses that have been identified to date, the Recreation Fund's cash reserves will sit at approximately \$1.071 million, which is slightly below the fund balance policy target of \$1.095 million for the Recreation Fund (*Attachment 3*). Accordingly, it will be important to

aggressively monitor cash reserve balances closely, and carefully craft the calendar year 2015 Budget.

**2. Inter-fund Loan from Facilities Maintenance Reserve Fund**

- ☐ In order to smooth the impact of the generator expense, another option could be for the Facilities Maintenance Reserve Fund to pay for the initial expense, with annual loan repayments made from the Recreation Fund over a five-year period, for example.
- ☐ There are sufficient cash reserves within the Facilities Reserve Fund to handle this initial expense.

**Action Requested:**

Staff is seeking Board feedback and direction on alternatives to provide a emergency, back-up power supply for the Links club house and Reserve 22 restaurant.

**Attachments:**

1. Links-Location Map
2. Photo of Links Clubhouse Entrance-Proposed Location for Permanent Generator
3. Recreation Fund- Cash Analysis Prelim. Forecast (Aug 1 2014 to July 31, 2015)

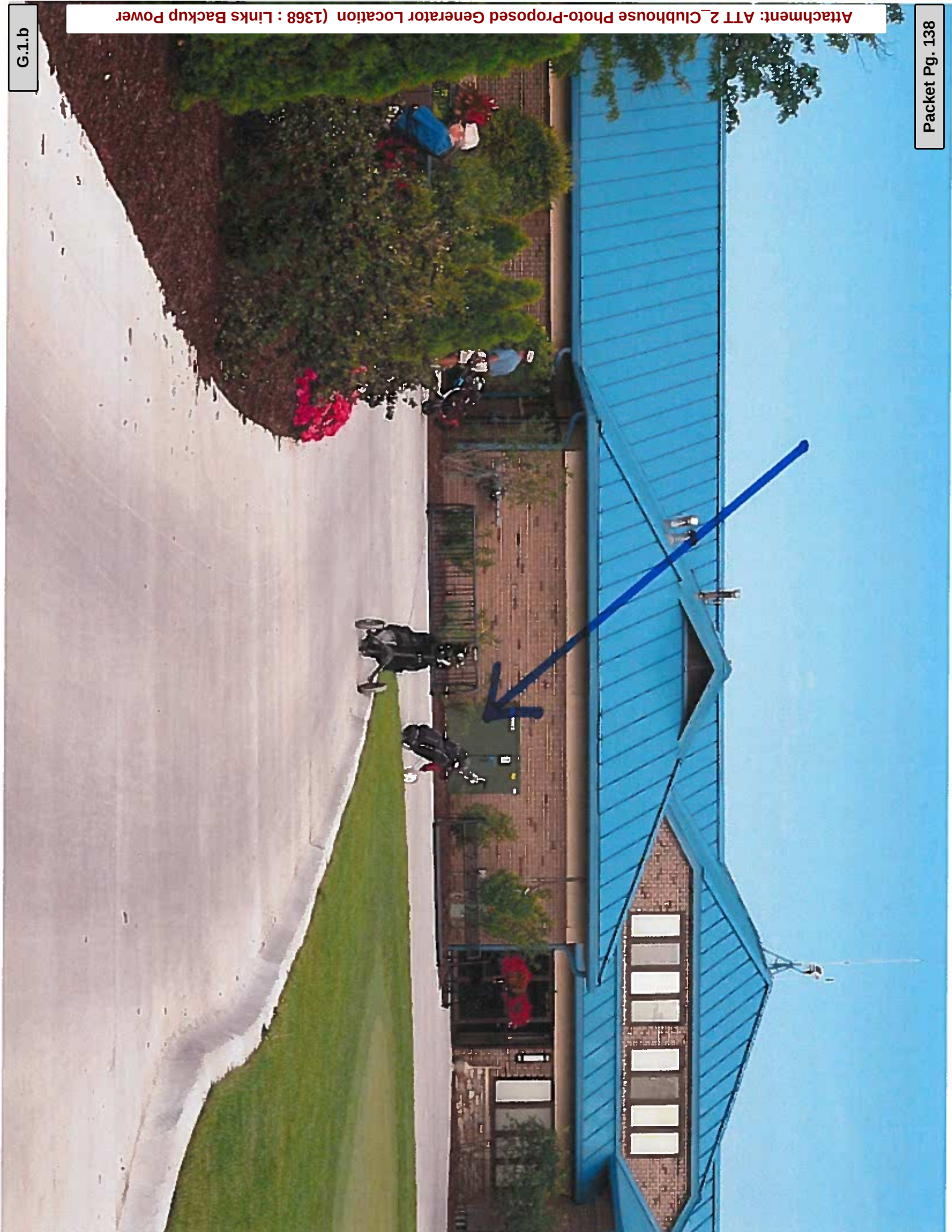
**ATTACHMENTS:**

- ATT 1\_Location Map-Village Links (PDF)
- ATT 2\_Clubhouse Photo-Proposed Generator Location (PDF)
- ATT 3\_Recreation Fund Cash Analysis Forecast (PDF)

Attachment: ATT 1\_Location Map-Village Links (1368 : Links Backup Power Generator)



Attachment: ATT 2\_Clubhouse Photo-Proposed Generator Location (1368 : Links Backup Power





**Recreation Fund Cash Analysis**  
**August 1, 2014 to July 31, 2015**

Cash on Hand July 31, 2014: \$ 1,689,903.17

**Estimated activity for August 1, 2014 to July 31, 2015:**

| <u>Item</u>                        | <u>Effect on Cash on Hand</u> | <u>Notes</u>                                                                                        |
|------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------|
| Revenues                           | \$ 4,358,172.00               | Equal to revenues August 2013 to July 2014. No escalator included so that estimate is conservative. |
| Operating expenses                 | (3,859,861.56)                | Based upon expenses August 2013 to July 2014 with 2% cost escalator                                 |
| Debt                               | (642,920.50)                  | Debt service payments January 1, 2015 and July 1, 2015                                              |
| Other capital items                | (5,000.00)                    | Installation of a screen at end of driving range (see Note 3)                                       |
| Business Office Coordinator        | (27,537.82)                   | Business office coordinator salary and FICA                                                         |
| Generator                          | (145,000.00)                  | Pending board direction                                                                             |
| Sign                               | (50,000.00)                   | Per Assistant Village Manager, pending board direction                                              |
| Marketing & Website                | (100,000.00)                  | Recommended amount by Golf consultants, pending board direction                                     |
| Turnover costs for General Manager | 64,227.96                     | Turnover costs incurred in Aug 13 to July 14 will not be repeated                                   |
| Recruiting expenses                | (8,000.00)                    | Based on \$3500 spent spring/summer season to date                                                  |
| 3 floor supervisor                 | (105,328.20)                  | Salary, FICA, and IMRF for 3 floor supervisors                                                      |
| Food & Beverage Director           | (15,000.00)                   | Per Assistant Village Manager - estimated additional cost of position                               |
| Office Furniture                   | (6,500.00)                    | \$1500 a piece for three desks plus \$2,000 for painting                                            |
| Custodial expenses                 | (45,000.00)                   | Per initial cost estimates                                                                          |

Estimated cash on hand July 31, 2015: \$ 1,102,155.05

Note 1: The cash reserve policy requires \$1.095 million of reserves on hand for short fiscal year 2014

Note 2: This memo has been prepared assuming that operating revenues and operating expenses mirror the activity from August 1, 2013 to July 31, 2014. A cost escalator of 2% has been added to operating expenses. The other items itemized above represent either items that are nonoperating in nature (debt service and capital items) or represent departures from the revenues and expenses in August 1, 2013 to July 31, 2014 and therefore must be built into the analysis.

Note 3: Per Village Links staff, approximately \$100,000 in capital expenses which were budgeted for short year 2014 are being deferred into later years. There are also equipment replacements which will need to take place in calendar year 2016 and 2017. It is important to note that these items cannot perpetually be deferred.



Glen Ellyn Village Board  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting: 08/18/14 07:00 PM  
Department: Administration  
Department Head: Al Stonitsch  
Category: Discussion Item  
Prepared By: Al Stonitsch

SCHEDULED

AGENDA ITEM (ID # 1371)

DOC ID: 1371

## Board Consideration and Discussion of Proposed Monument Signage with Electronic Message Boards for Downtown and Village Links Locations.

### **Background:**

#### ***Downtown Monument Sign:***

One of the community initiatives identified by the Village Board was to enhance the Village's communications with Village residents and businesses. One of the items that the Board identified was to replace the existing downtown monument signage with a new electronic message board, so that the Village could facilitate more timely communication, especially during emergencies (*Attachment 1*). Coinciding with this Board priority was the Village's community way-finding signage initiative, which involved a comprehensive review of the Village's public signage and explored ways to improve directional signage in the Village and also to develop more consistent design standards that reflected the character of the community. The downtown monument sign was identified as an opportunity to reflect the new design concept, while also enhancing the Village's communication platform with an electronic message board component (*Attachment 2*).

#### ***Links/Reserve 22 Monument Sign:***

As part of the Village's initiative to more aggressively market the new Reserve 22 restaurant and banquet facilities, the Village has been exploring opportunities to improve signage at the entrance of the Links (i.e. Park Blvd and Winchell Way). Currently, the existing monument signage has some limitations, including the fact it only references the Village Links, and also the relatively deep set back from the roadway. Although a temporary Reserve 22 sign has been recently installed, the Village's interim general management consultants (Mike Kahn and Bill McIntosh of GolfMak, Inc., Bradenton, FL) have encouraged staff to explore a more prominent monument sign, with electronic messaging, on Park Blvd. to improve way-finding for patrons and to also better leverage the "built in" marketing opportunity that the vehicle traffic on Park Boulevard presents.

Given the elevated importance of both sign projects, not to mention the significant cost factor associated with these purchases, staff desired to bring these items back to the Board for overall feedback and direction. Additionally, given that the Village has two potential sign projects being contemplated at virtually the same time, the Village might be able to realize lower costs by bidding out both sign projects at the same time.

### **Issues:**

As part of this analysis, staff solicited price estimates from local sign vendors for both applications. Design concepts were all reviewed in partnership with Planning and Development staff to ensure that proposals were consistent with the Village's Code.

#### ***Links-Reserve 22***

**Attachment 3** is a design concept that staff worked on with local sign vendor, Parvin-Clauss, Carol Stream, IL. The overall range in pricing is detailed in the table below. Depending on desired brand type, LED resolution, and image color----the cost can range from approximately \$15,900 to \$59,427.

|                              | <b>Watchfire Brand</b> |                     | <b>Optec Brand</b>  |                     |
|------------------------------|------------------------|---------------------|---------------------|---------------------|
| <b>Sign Type</b>             | <b>(monochrome)</b>    | <b>(full-color)</b> | <b>(monochrome)</b> | <b>(full-color)</b> |
| 12 MM LED Resolution Cost    | \$51,437.00            | \$59,427.00         | n/a                 | n/a                 |
| 16 MM LED Resolution Cost    | \$41,560.00            | \$49,978.00         | \$21,578.00         | \$29,568.00         |
| 19/20 MM LED Resolution Cost | \$24,295.00            | \$32,285.00         | \$15,905.00         | \$23,895.00         |

One of the most important elements in deciding which type of sign to select is the LED resolution size. The smaller the LED resolution size the better the text and graphic resolution quality appears to the viewer. Examples of the differences in resolution quality between the MM LED types are illustrated in *Attachments 4-6*.

**Staff Recommendation:**

- If the Board desired to install a monument sign at the Links, staff strongly recommends purchasing a 16 MM LED sign type as it strikes the appropriate balance of resolution quality and cost for the application at the Links. Because the sign will primarily be catering to vehicular traffic that will be generally moving at approximately 30-40 MPH, there is no need to pay the additional expense for the 12 MM LED. The 20 MM quality is substandard for this particular application and location.
- Additionally, staff would recommend choosing the full-color option over the monochrome given that it offers full color text/images and improved graphics, which allows for greater flexibility with message types. Staff believes the additional cost of approximately \$8,000.00 for the full color would be worth the additional investment.

***Downtown Message Board***

The costs and options for the downtown electronic message board would be the same as above. However, given the new way-finding signage design, there will be an additional cost to build a new masonry structure. The Village has received an initial construction estimate of \$25,000 from its consultant (the Lakota Group) to build the downtown monument sign consistent with the new design.

The downtown message board is set within a different environment context than the Links'. Unlike the Links, which is primarily catering to motoring clientele traveling at speeds of 30-40 MPH, the downtown environment primarily has stopped over very slow moving vehicles, and a much higher volume of pedestrian traffic. Additionally, the sign location is located very close to both sidewalks and the roadway, therefore requiring a higher-quality resolution than the Links, for example.

**Staff Recommendation:**

- If the Board desired to install a new, electronic monument sign in the downtown, staff strongly recommends purchasing a 10 or 12 MM LED sign type as it strikes the appropriate balance of resolution quality and cost for the application at the Links. Because the sign will primarily be catering to slow moving/stopped vehicle traffic and a high volume of pedestrian traffic, staff believes it is more important for the higher quality resolution in this particular application.
  - ü NOTE: As of the writing of this memo, staff is still conducting additional research on the 10 MM LED sign. Initial estimates are approximately \$10,000 more than the 12 MM LED. Staff is also having the vendor provide actual demonstrations of the signage on August 14, 2014 in order to assess if the 12 MM resolution is sufficient compared to the 10 MM. Staff will be able to provide the Board further feedback on the results of that comparative assessment at the workshop.
- Additionally, staff would again recommend choosing the full-color option over the monochrome given that it offers full color text/images and improved graphics, which allows for greater flexibility with message types.

| <b>Downtown Message Board<br/>Recommended Specs.</b>                       | <b>Cost</b>        |
|----------------------------------------------------------------------------|--------------------|
| 12 MM LED/Full Color                                                       | \$59,427.00        |
| Construction/Installation of New Masonry<br>Frame (per new design concept) | \$25,000.00        |
| 5% contingency                                                             | \$4,221.00         |
| <b>*ESTIMATED COST FOR 12 MM LED</b>                                       | <b>\$88,648.00</b> |
| *10 MM LED sign will likely be \$10K in additional cost                    |                    |

**Budget:**

- **Downtown Signage:** There is only \$30,000 budgeted in the SY'14 Facilities Maintenance Reserve Fund Budget for the downtown monument sign, which was a 2013 figure that did not contemplate costs for redesigning the bricks and mortar frame portion of the sign, nor investing in the higher quality resolution. There are, however, sufficient cash reserves in the Fund to absorb the additional costs noted above, if the Board desired to move forward with this initiative as proposed.

☐ **Links Signage:** This is an unbudgeted expense. Staff would recommend covering this

expense out of the Recreation Fund. An issue that staff is very sensitive to when contemplating such large, unplanned expenses is the effect on year end fund balance position of the Fund versus target. Additionally, this exercise is even more important because the staff has identified several new expense items that also impact the Links' financial position. To that end, Interim Finance Director Coyle assisted with developing a conservative cash analysis forecast to assess the financial impact to the bottom line over next year.

- ☐ The signage cost, along with the other new anticipated expenses that have been identified to date, the Recreation Fund's cash reserves will sit at approximately \$1.102 million, which is only slightly above the fund balance policy target of \$1.095 million for the Recreation Fund (*Attachment 7*). Accordingly, it will be important to aggressively monitor cash reserve balances closely, and to carefully craft the calendar year 2015 Budget.

**Action Requested:**

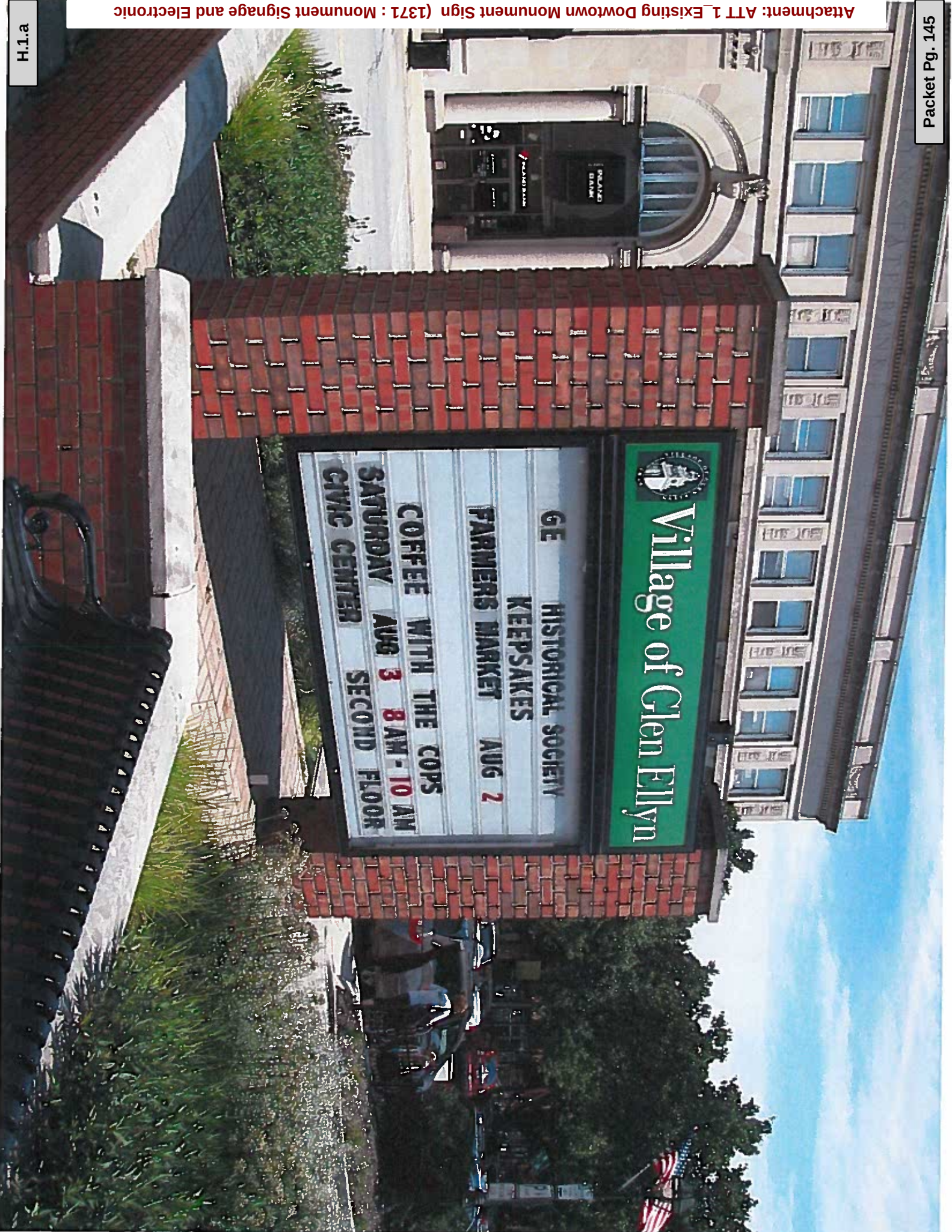
Staff is seeking Board feedback and direction on monument signage, with electronic message boards, for both downtown Glen Ellyn and the Village Links-Reserve 22.

**Attachments:**

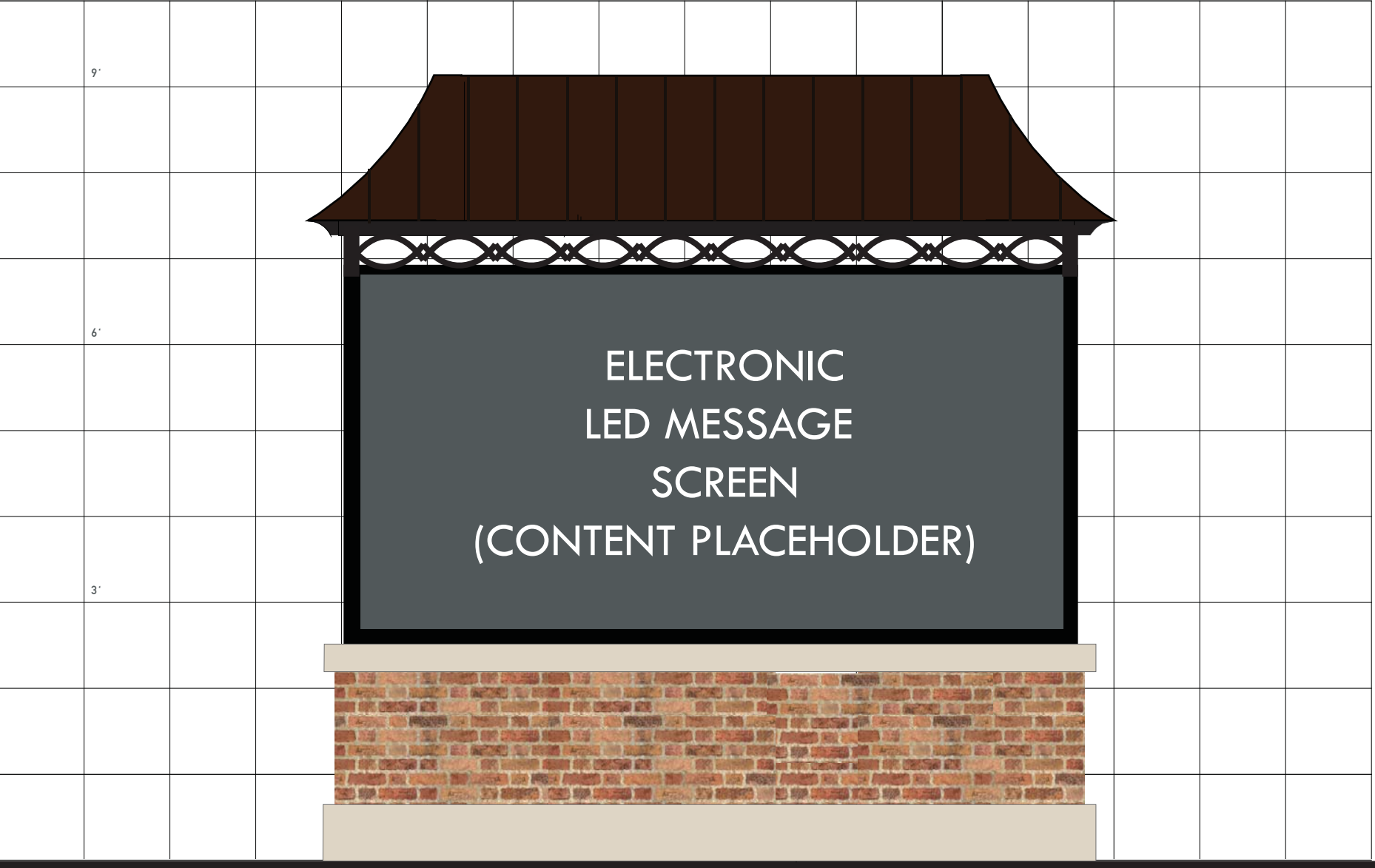
1. Photo-Existing Downtown Monument Sign
2. Design Rendering-New Proposed Downtown Monument Sign (Lakota Group)
3. Design Rendering-Links/Reserve 22 Monument Sign with Electronic Message Board
4. 12 MM LED Display Example
5. 16 MM LED Display Example
6. 19/20 MM LED Display Example
7. Recreation Fund Cash Analysis Forecast (Aug. 1, 2014 to July 31, 2015)

**ATTACHMENTS:**

- ATT 1\_Existing Dometown Monument Sign (PDF)
- ATT 2\_ Downtown Electronic Message Board Design (PDF)
- ATT 3\_Links Reserve 22 Monument Sign Concept Design (PDF)
- ATT 4\_12 MM LED Display Example (PDF)
- ATT 5\_15 MM LED Display Example (PDF)
- ATT 6\_16 MM LED Display Example (PDF)
- ATT 7\_Recreation Fund Cash Analysis Forecast (PDF)



VILLAGE ELECTRONIC MESSAGE BOARD



## SIGN D



(1) 6'-3" x 8'-3" x 2'-4" Deep Double Face Illuminated Monument Sign w/ EMC Unit (7'-9" x 8'-3" Overall)  
**Upper Cabinet:** Fabricated Aluminum Painted PM5 Warm Gray 2 - Texture Finish  
**Graphics:** Routed & Push-thru 1/2" Clear Acrylic w/ 3M 7725-12 Black Vinyl Applied to Copy  
**Lower Cabinet:** Fabricated Aluminum Painted PM5 Warm Gray 2 - Texture Finish  
**Graphics:** Routed & Backed with Acrylic  
**Trees:** White Acrylic w/ 3M 3630-126 Dk. Emerald Green & 3630-59 Dk. Brown Translucent Vinyls  
**Copy:** Backed with Black/White Acrylic  
**Illumination:** Fluorescent Lamps & Electronic Ballasts  
**EMC Unit:** 19mm Amber LED  
**Power:** (2) 20Amp & 120Volt Electrical Crouches Run to Site by Others  
**Piers:** Brick & Cap Stone to Match Wall  
**Mounting:** (2) 6' x 6' Square Steel Columns with (2) 4' x 4' Square Steel Crossmembers  
**(2) 2'-0" x 2'-0" x 3'-6" Deep Reinforced Concrete Foundations**



It is easy to build an L1 separator  
for equations in Nondet. Arithmetic

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## H.1.c

**Parvin-Clauss**  
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

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**PROJECT:**


**VILLAGE LINKS**  
 GLENHILL YN

---

22  
 TWENTY TWO

485 Winchell Way  
Glen Ellyn, IL

**CUSTOMER APPROVAL:**

DATE \_\_\_\_\_

**AUTHORIZED SIGNATURE**

## REPRESENTATIVE

**Brian Newtor**

DRAWN BY \_\_\_\_\_

DATE \_\_\_\_\_

7.01.14

SCALE

SHEET NO.

5 of 5

### WORK ORDER

71309

VLG71309

**REVISIONS:**

703141

71714

7.2314

5

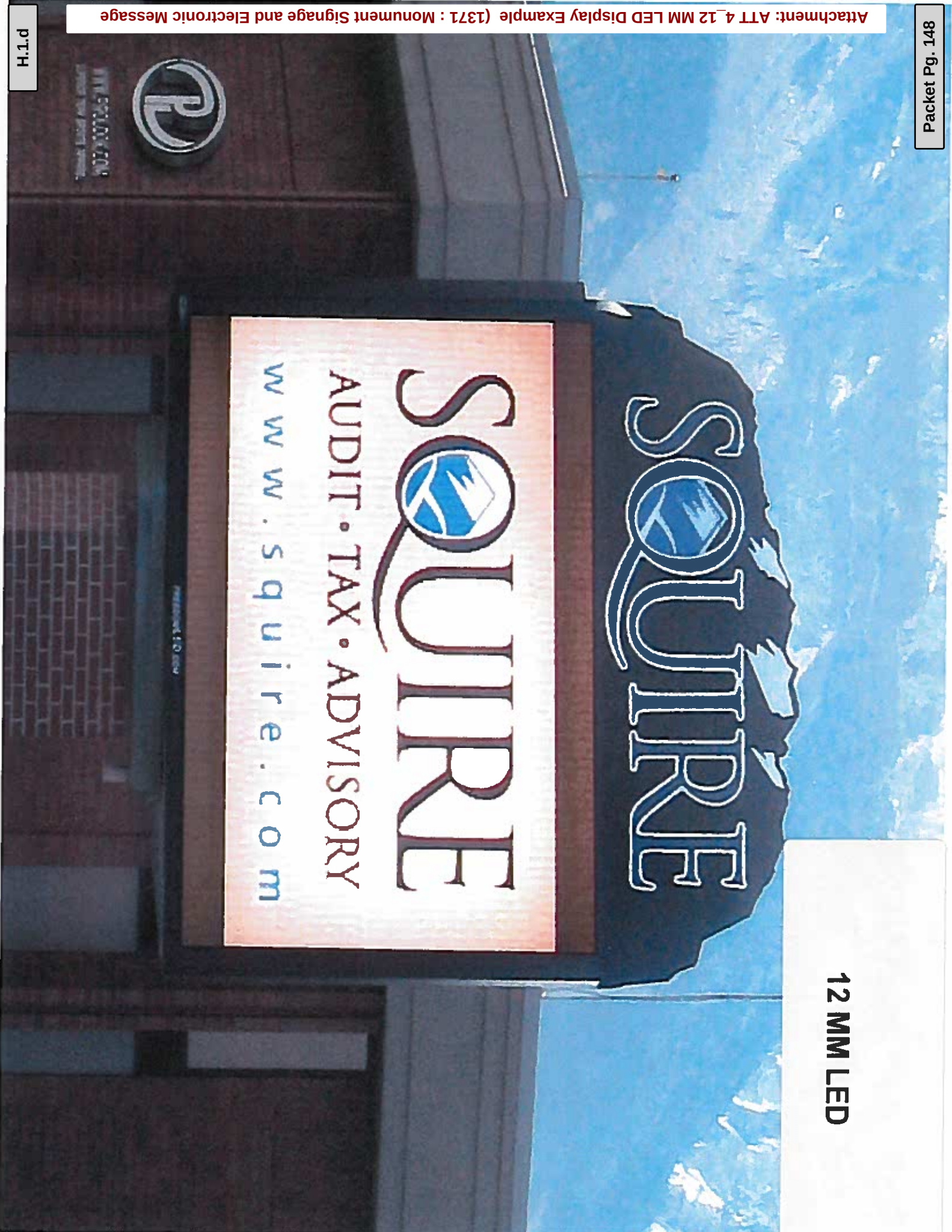
5

7

1

sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

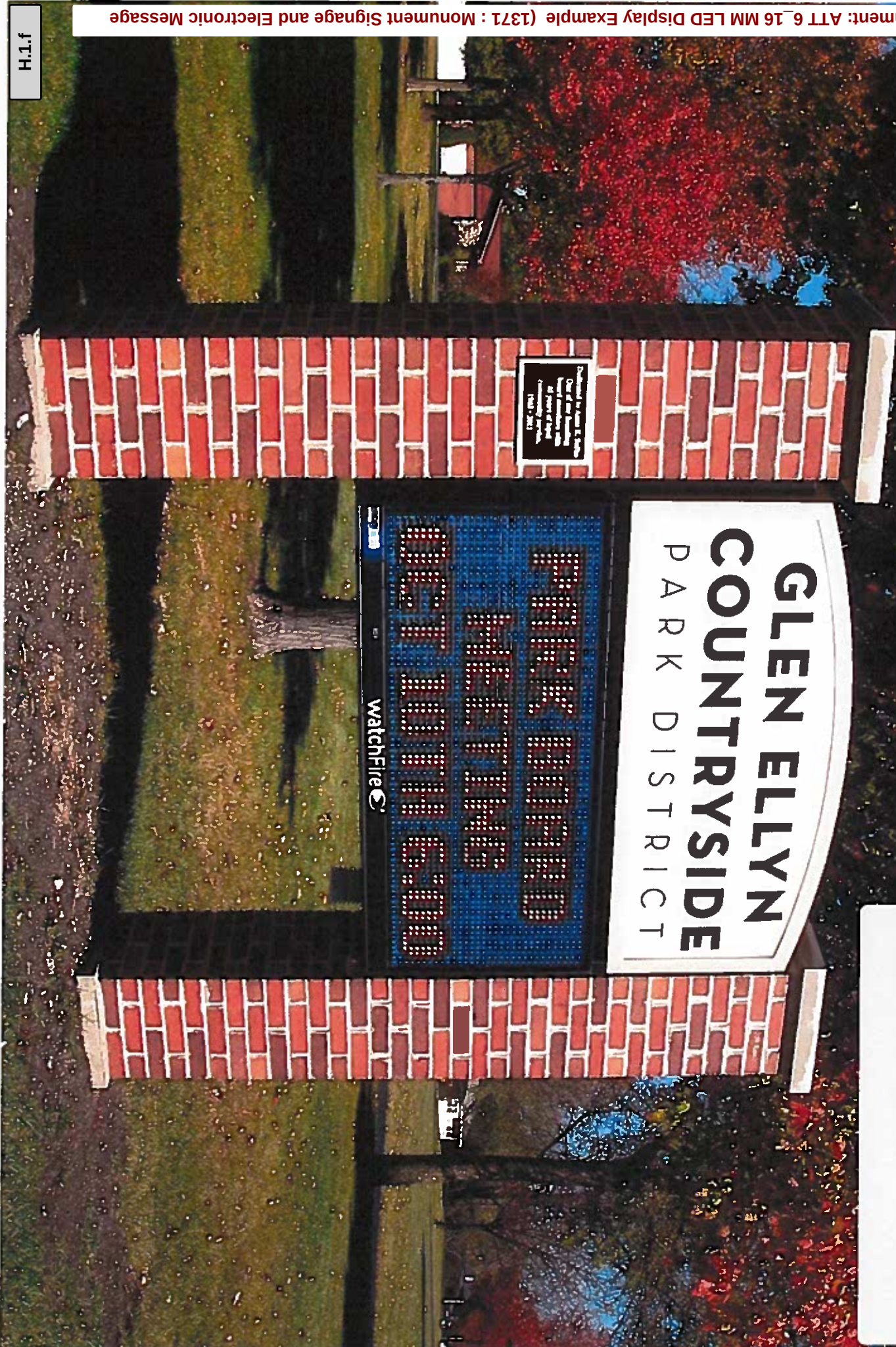
12 MM LED



16 MM LED



19/20 MM LED



**Recreation Fund Cash Analysis**  
**August 1, 2014 to July 31, 2015**

Cash on Hand July 31, 2014: \$ 1,689,903.17

**Estimated activity for August 1, 2014 to July 31, 2015:**

| <u>Item</u>                        | <u>Effect on Cash on Hand</u> | <u>Notes</u>                                                                                        |
|------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------|
| Revenues                           | \$ 4,358,172.00               | Equal to revenues August 2013 to July 2014. No escalator included so that estimate is conservative. |
| Operating expenses                 | (3,859,861.56)                | Based upon expenses August 2013 to July 2014 with 2% cost escalator                                 |
| Debt                               | (642,920.50)                  | Debt service payments January 1, 2015 and July 1, 2015                                              |
| Other capital items                | (5,000.00)                    | Installation of a screen at end of driving range (see Note 3)                                       |
| Business Office Coordinator        | (27,537.82)                   | Business office coordinator salary and FICA                                                         |
| Generator                          | (145,000.00)                  | Pending board direction                                                                             |
| Sign                               | (50,000.00)                   | Per Assistant Village Manager, pending board direction                                              |
| Marketing & Website                | (100,000.00)                  | Recommended amount by Golf consultants, pending board direction                                     |
| Turnover costs for General Manager | 64,227.96                     | Turnover costs incurred in Aug 13 to July 14 will not be repeated                                   |
| Recruiting expenses                | (8,000.00)                    | Based on \$3500 spent spring/summer season to date                                                  |
| 3 floor supervisor                 | (105,328.20)                  | Salary, FICA, and IMRF for 3 floor supervisors                                                      |
| Food & Beverage Director           | (15,000.00)                   | Per Assistant Village Manager - estimated additional cost of position                               |
| Office Furniture                   | (6,500.00)                    | \$1500 a piece for three desks plus \$2,000 for painting                                            |
| Custodial expenses                 | (45,000.00)                   | Per initial cost estimates                                                                          |

Estimated cash on hand July 31, 2015: \$ 1,102,155.05

Note 1: The cash reserve policy requires \$1.095 million of reserves on hand for short fiscal year 2014

Note 2: This memo has been prepared assuming that operating revenues and operating expenses mirror the activity from August 1, 2013 to July 31, 2014. A cost escalator of 2% has been added to operating expenses. The other items itemized above represent either items that are nonoperating in nature (debt service and capital items) or represent departures from the revenues and expenses in August 1, 2013 to July 31, 2014 and therefore must be built into the analysis.

Note 3: Per Village Links staff, approximately \$100,000 in capital expenses which were budgeted for short year 2014 are being deferred into later years. There are also equipment replacements which will need to take place in calendar year 2016 and 2017. It is important to note that these items cannot perpetually be deferred.